

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Vancouver Highlights

- Vacancy rates edged down from 1.9 in October 2010 to 1.4 per cent in October 2011 for purpose-built rental apartments¹.
- The average rate of rent increase between October 2010 and October 2011 was 2.3 per cent, similar to the rate of inflation².
- Most of the increase in the stock of rental units was from secondary market rental condominiums.

Figure 1

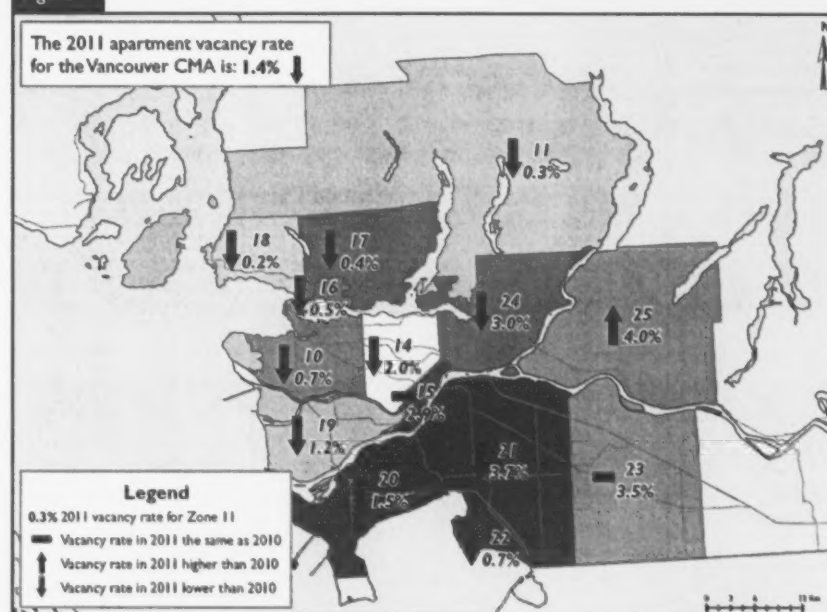


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¹ Due to seasonal factors, the results of the October 2011 Rental Market Survey are not directly comparable with the results from the April 2011 Rental Market Survey.

² CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

- Vacancy rates edged down from 2.2 per cent to 0.9 per cent in October 2011 for rental condominium apartments.
- Population growth, employment opportunities, and the relative affordability of rental accommodation compared to ownership housing, are expected to support demand for rental housing.

Rental Vacancy Rates Decline

During the past year, a growing population and employment base in the Vancouver Census Metropolitan Area (CMA) helped to lower vacancy rates for both primary and secondary market rentals³. With the exception of purpose-built rental townhouses, the average vacancy rate edged lower in October 2011 to 1.4 per cent for purpose-built rental apartments and to 0.9 per cent for rental condominium apartments. Lower vacancy rates were noted across all bedroom types for rental

apartments. The vacancy rate for rental townhouses, which represent a relatively small segment of the rental market in Vancouver CMA, rose to 2.5 per cent in October 2011, from 1.9 per cent in October 2010.

Migration-driven population growth in the Vancouver CMA added new households during the past year, supporting rental housing demand. The flow of international immigrants into the Vancouver CMA between 2006 and 2010 has averaged about 40,000 per year. This results in an estimated 16,000 to 18,000 new households, which are an important source of rental housing demand as new immigrants are less likely to enter homeownership immediately after they land in Canada. In addition, the age cohort most likely to rent – people aged 20 to 34 years – is expected to remain elevated during the next few years. People in this age group tend to move more often than those in cohorts above 45 years of age.

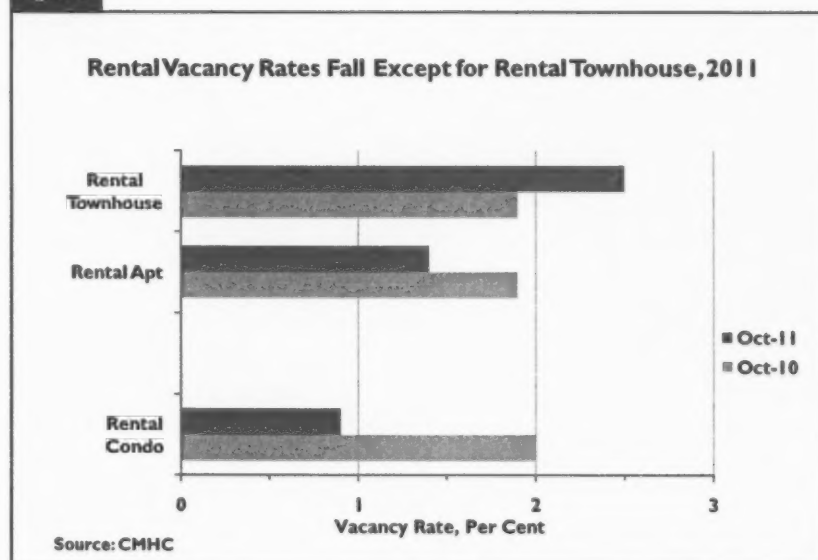
Employment growth continues to move on an upward trend, however

full time youth employment⁴ has yet to recover to pre-recessionary levels. Since purpose-built rental remains a cost-efficient housing option compared to the ownership market, the outlook is for continued positive rental housing demand. Vacancy rates for purpose-built rental apartments are expected to remain low.

Vacancy rates were generally lower in and near the city core, where homeownership costs are higher and where employment and educational opportunities are concentrated, attracting demand among renters for rental housing. In the Vancouver Downtown⁵, the average vacancy rate for purpose-built rental apartments was 0.7 per cent. For the rest of Vancouver City, vacancy rates were mostly below the 1.0 per cent mark. Areas just outside the city core, such as North Vancouver and Richmond, reported vacancy rates 1.1 per cent or lower. In contrast, Port Moody, Port Coquitlam, and Coquitlam, where home prices are relatively lower, recorded average vacancy rates of 3.0 per cent for purpose-built rental units. Likewise, Surrey and Burnaby reported average vacancy rates of 3.7 and 2.0 per cent respectively. A similar pattern was observed for rental condominium apartments.

Generally, lower vacancy rates for rental units in larger structures suggest that consumers prefer these to smaller structures. Larger rental structures are more likely than smaller

Figure 2



³ Primary market rentals refer to purpose-built rentals whereas secondary market rentals refer to housing units that are either condominium apartments or accessory suites that are offered as rental housing.

⁴ Employment in the 15-24 age cohort.

⁵ Refers to rental zones West End/St Stanley Park, English Bay, and Downtown combined.

buildings to have amenities such as recreation and exercise facilities, as well as parking and on-site laundry.

The average vacancy rate for purpose-built rental units in a structure with six to 19 units was 1.3 per cent in the Vancouver CMA, compared to 0.7 per cent for rentals in structures with more than 200 units. A similar pattern was also observed for rental condominium apartments.

Rental Availability Rates Move Lower

Moderate rent increases as well as a slowdown in the shift to homeownership have lowered rental availability rates for purpose-built rental units. A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. Since home prices in most areas of the Vancouver CMA have risen, the flow of first-time buyers entering homeownership has decreased compared to the last few years. The gap between the apartment vacancy rate and the availability rate was relatively unchanged in October 2011, compared to one year ago, suggesting stable turnover in the rental market.

Figure 3

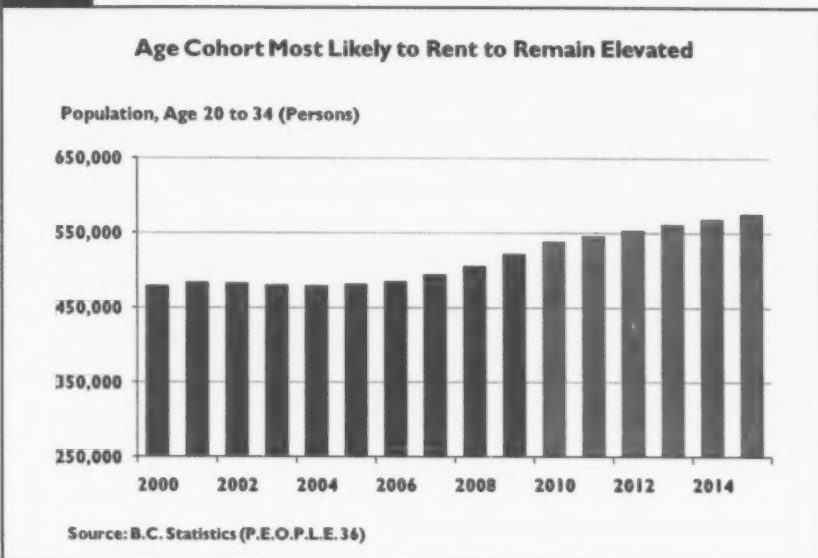
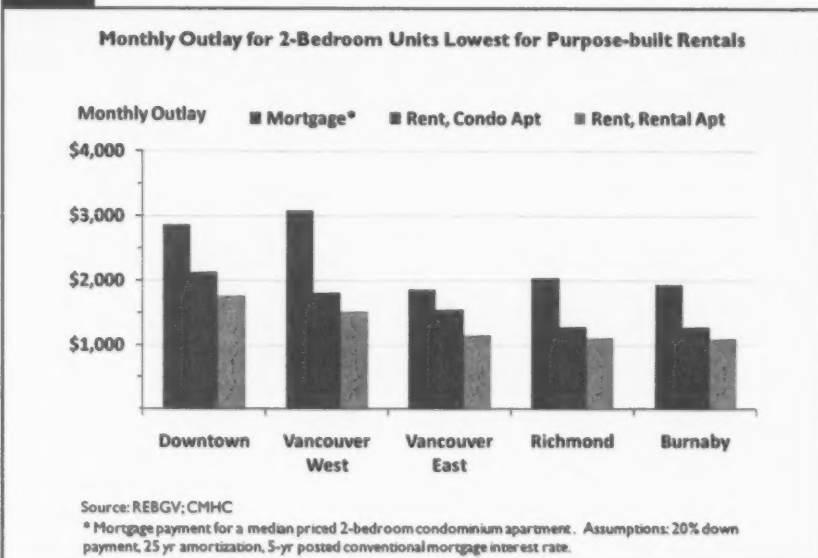


Figure 4



Average Rents Keep Pace with Inflation

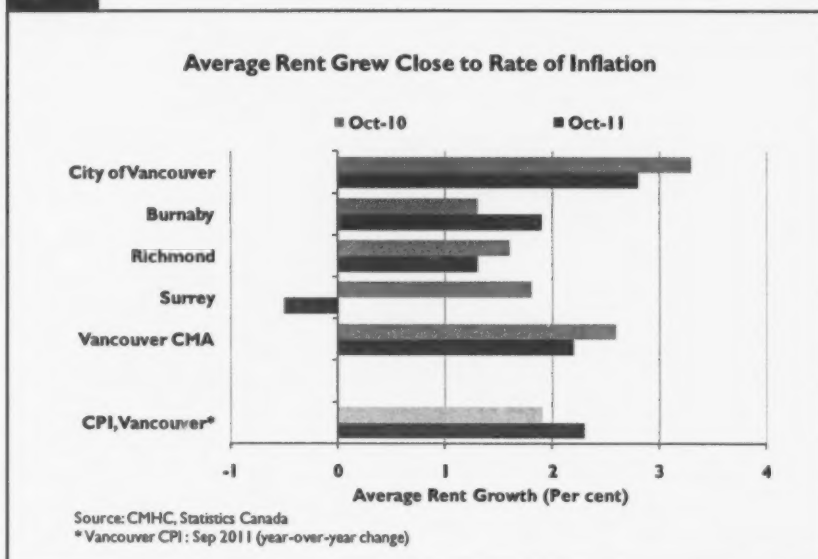
A balance between increased demand for rental housing and a larger stock of rental units kept the pace of average rent increase near the rate of inflation. Although there has been strong demand for rental accommodation in the Vancouver CMA, the number of rental units, particularly rental condominium apartments, has also increased over the past year. There has also been an increase in the number of accessory rental suites, such as laneway homes and basement suites, and purpose-built rentals. All this has contributed to a slower pace of growth in same sample rents this year compared to 2010. The average rate of rent increase for purpose-built rentals in the Vancouver CMA was 2.2 per cent, which is comparable to the rate of inflation at 2.3 per cent. Rents have grown at a slower pace for four consecutive years

Given the higher renter demand for housing within the city core, purpose-built rental units in these areas were able to achieve slightly stronger rental rate growth. Average rents in the City of Vancouver rose 2.8 per cent from 2010 levels. On the other hand, Burnaby, Richmond, and Surrey all recorded growth rates in average rents at levels lower than inflation.

Reflecting the lower vacancy rates reported for larger rental structures, average rents in these structures were generally higher than for those in smaller buildings. The average rent for a purpose-built rental unit in a six to 19 unit building was \$984. For units in buildings with more than 200 units, however, the average rent was \$1,208.

Rental condominium apartments generally obtained a higher rental rate

Figure 5



than purpose-built rental units, but the increase in supply of such units will likely keep future rent increases moderate. Compared to most purpose-built rental apartments, rental condominiums tend to be newer and have more housing services such as in-suite laundry, higher-end appliances and floor finishes, and on-site recreation and exercise facilities. As such, average rents for rental condominiums were approximately 20 to 30 per cent higher than those for purpose-built rentals. Still, due to supply-side pressures, this represents a drop in rent premium over purpose-built rental units compared to last year when rental condominium apartments achieved a premium of 45 to 60 per cent. Many households can choose either the cost efficient purpose-built rental market or home ownership. Rental condominiums face higher potential renter substitution from either of these two options. Since rental contracts are typically for one year, there is generally one opportunity each year for a renter

to move if rent were perceived to be too high or homeownership offered strong value.

Rental Market to Remain Stable

The Vancouver rental market is forecast to remain stable next year. People moving to the region, the aging of the population, and general economic and housing conditions are expected to support rental housing demand. Rental vacancy rates are forecast to remain low. However, due to a larger pool of secondary market rental units, the average rate of rent increase is expected to remain in line with the rate of inflation.

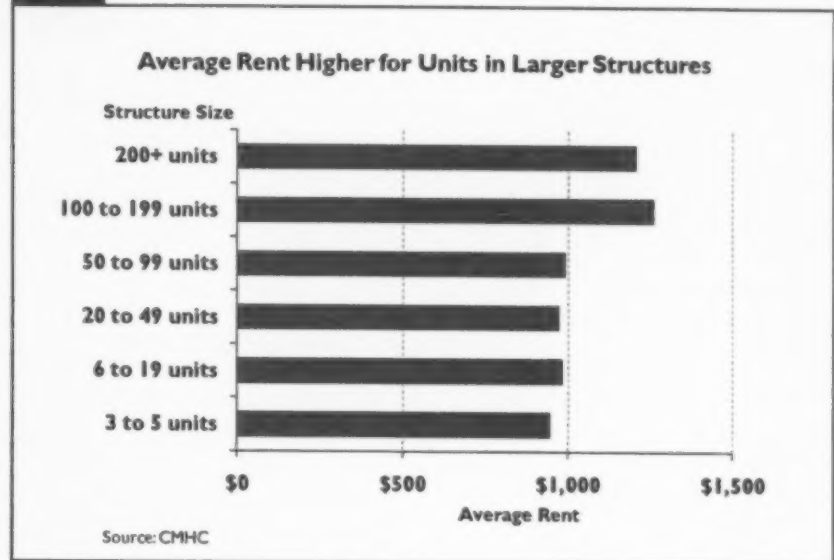
Rental Affordability Indicator Lower

CMHC produces a local rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing.

This indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. Because of data availability, the income is forecast for the two most recent years which explains estimated data for the year 2010. A three-year moving average is used to remove year-to-year volatility. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rent. As the rental affordability indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Between 2010 and 2011, the affordability indicator fell to 83 from 86 for the Vancouver CMA.

Figure 6

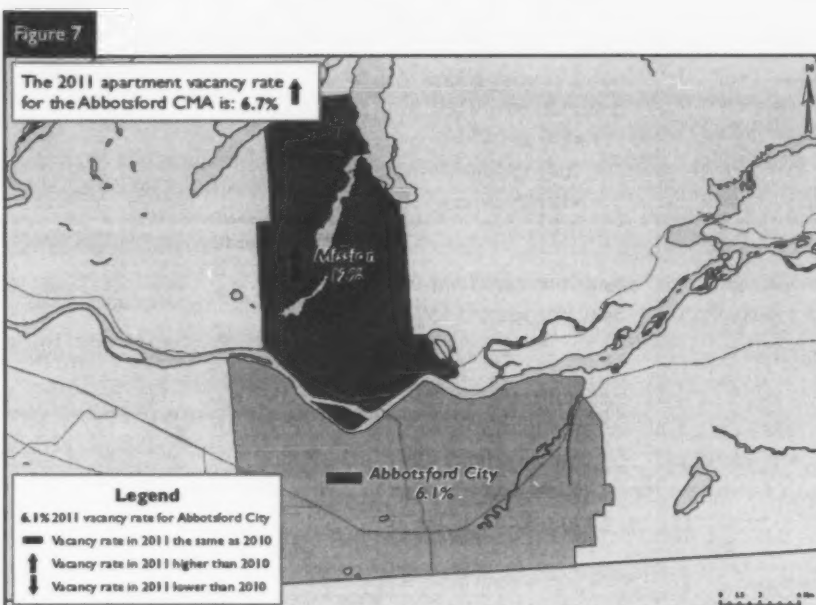


Abbotsford CMA

- The rental apartment vacancy and availability rates for the Abbotsford Census Metropolitan Area (CMA)⁶ remained relatively unchanged in October 2011 compared to October 2010⁷.
- Apartment rent increases remained below inflation for the second year in a row.
- Vacancy rates were highest for one bedroom or smaller apartments, in purpose-built rental buildings constructed before 1974, and in buildings with less than 50 rental units.

Abbotsford Vacancy Rates Relatively Unchanged

Apartment vacancy rates in the Abbotsford CMA were relatively unchanged in October 2011 from October 2010. The rate was 6.7 per cent in 2011 as compared to 6.5 per cent in 2010. Both years are above the 15 year average of 4.1 per cent.

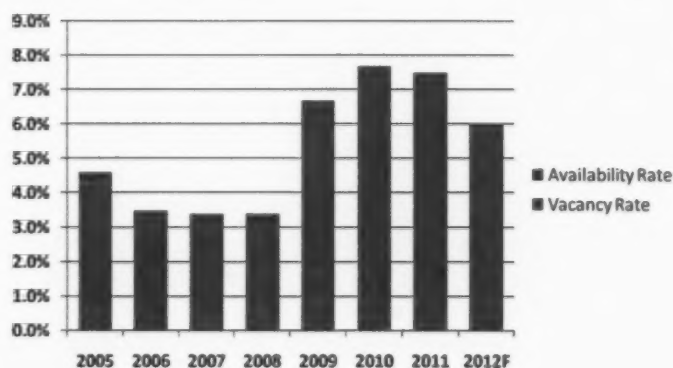


Within the CMA, the vacancy rate for Abbotsford City was relatively unchanged at 6.1 per cent in 2011, compared to 6.3 per cent in 2010, while the vacancy rate in the District of Mission rose to 12 per cent from 8.5 per cent a year earlier. Despite the large change in the vacancy rate in Mission, the overall impact on

the vacancy rate for the Abbotsford CMA was muted as approximately 90 per cent of all rental apartments in the Abbotsford CMA are located in the City of Abbotsford. A larger and more diversified economy, plus more civic services and amenities, made Abbotsford City attractive to renters and this contributed to a more stable vacancy rate in Abbotsford City as compared to Mission.

Figure 8

Abbotsford CMA Vacancy Rate Unchanged



Source: CMHC Rental Market Survey
Availability Rate = sum of blue + red areas

The rental stock in the Abbotsford CMA consists mostly of one and two bedroom apartments with a limited stock of bachelor and 3 bedroom or larger units. Vacancy rates were higher for one bedroom units, at 7.8 per cent, while for two bedroom units the rate was 5.7 per cent.

⁶ The Abbotsford CMA consists of the City of Abbotsford and the District of Mission for the purposes of CMHC's Rental Market Survey.

⁷ Due to seasonal factors, the results of the October 2011 Rental Market Survey are not directly comparable with the results from the April 2011 Rental Market Survey.

Renters tend to prefer newer and larger buildings reflecting demand for the amenities and modern features these types of buildings provide. Buildings built prior to 1974 and those with less than 50 units had the highest vacancy rates in 2011.

The availability rate reflects a combination of vacant units and occupied units where notice of intention to vacate has been given by either the landlord or tenant and a new tenant has yet to sign a lease. The availability rate in the Abbotsford CMA is virtually unchanged from last year indicating overall stability in the monthly turnover of tenants.

Rent Increases Remain Below Inflation

With vacancy rates remaining at higher levels than in the 2000 to 2008 period, rents in the Abbotsford CMA increased at a pace slower than the rate of inflation in 2011. This was the second year in a row that this was the case. Competition to keep and attract tenants remains strong, discouraging landlords from increasing rents.

Rents in two bedroom apartment units in purpose-built rental buildings constructed between 1990 and 1999 increased from \$792 to \$841 while rents in one bedroom units in the same age group did not change. In buildings built after 2000, one bedroom rents increased from \$710 to \$767 while two bedroom rents dropped from \$930 to \$907. The spread in rents between these units is now more consistent with properties of different ages.

Secondary Unit Rents

Secondary rental units, which include single detached homes, semi detached, row and duplex units and accessory

Figure 9

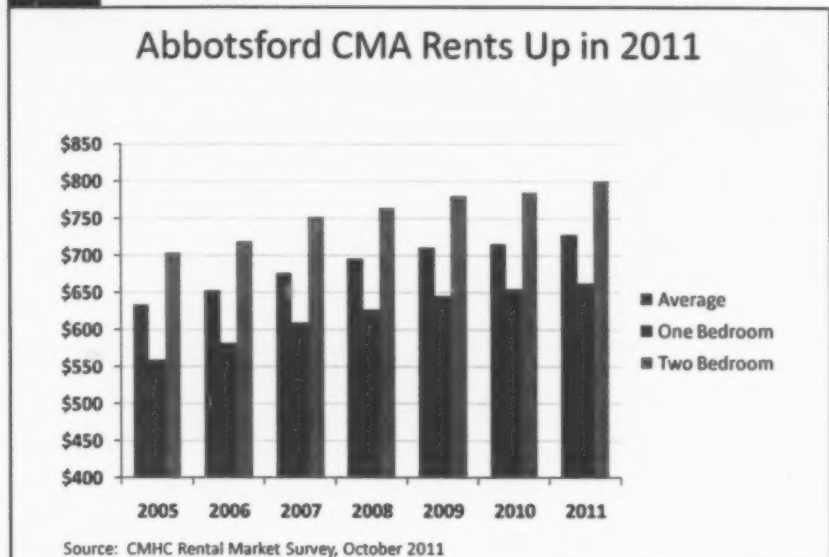
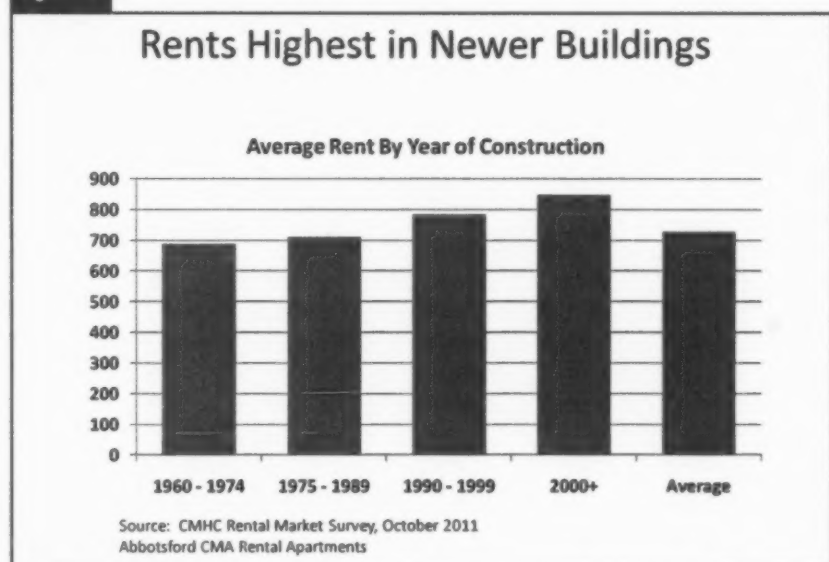


Figure 10



suites, had an average rent of \$840 in 2011. Rents for one and two bedroom accessory suites were slightly lower than the same sized units in a purpose built apartment building in the Abbotsford CMA suggesting renters

are willing to pay slightly more to live in more dense neighbourhoods where they will not be at or below ground level.

Rental Supply Constant

The supply of purpose built apartment units has remained relatively constant for five years with an overall decrease of 47 units over that period. In 2011 there was a modest increase with an additional 15 units added. The largest share of new rental supply in the Abbotsford CMA comes from the secondary rental market.

Rental Vacancy to Trend Lower; Rents to Remain Stable

Population growth and improving job opportunities will support demand for rental housing going forward. Several major industrial, commercial and public projects are currently underway or recently completed which will encourage job growth in the CMA, including large infrastructure, transportation and retail projects.

The Abbotsford population is projected to grow at a moderate pace in 2012 and this will be mostly via international immigration to the region. New residents to the area tend to rent initially and this tendency increases demand for rental housing. Housing starts are forecast to increase in 2012 although at a pace below the rate of household formation. This plus increased construction employment is expected to contribute to demand for rental housing.

The improving economic environment is expected to put downward pressure on one and two bedroom apartment vacancy rates in 2012, but the forecast is for vacancy rates to remain above the 15 year historical average, which will limit potential for rent increases. Rents are forecast to increase at a rate closer to their 6 year historical average rate in 2012.

While the affordability of home ownership has improved slightly in the past year, the monthly mortgage carrying cost for the average-priced apartment condominium in the Abbotsford CMA is more than twice the cost of renting an apartment. This will discourage some renters in moving into the homeownership market and maintain support for rental housing demand.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	2.6	2.2

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres^a decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

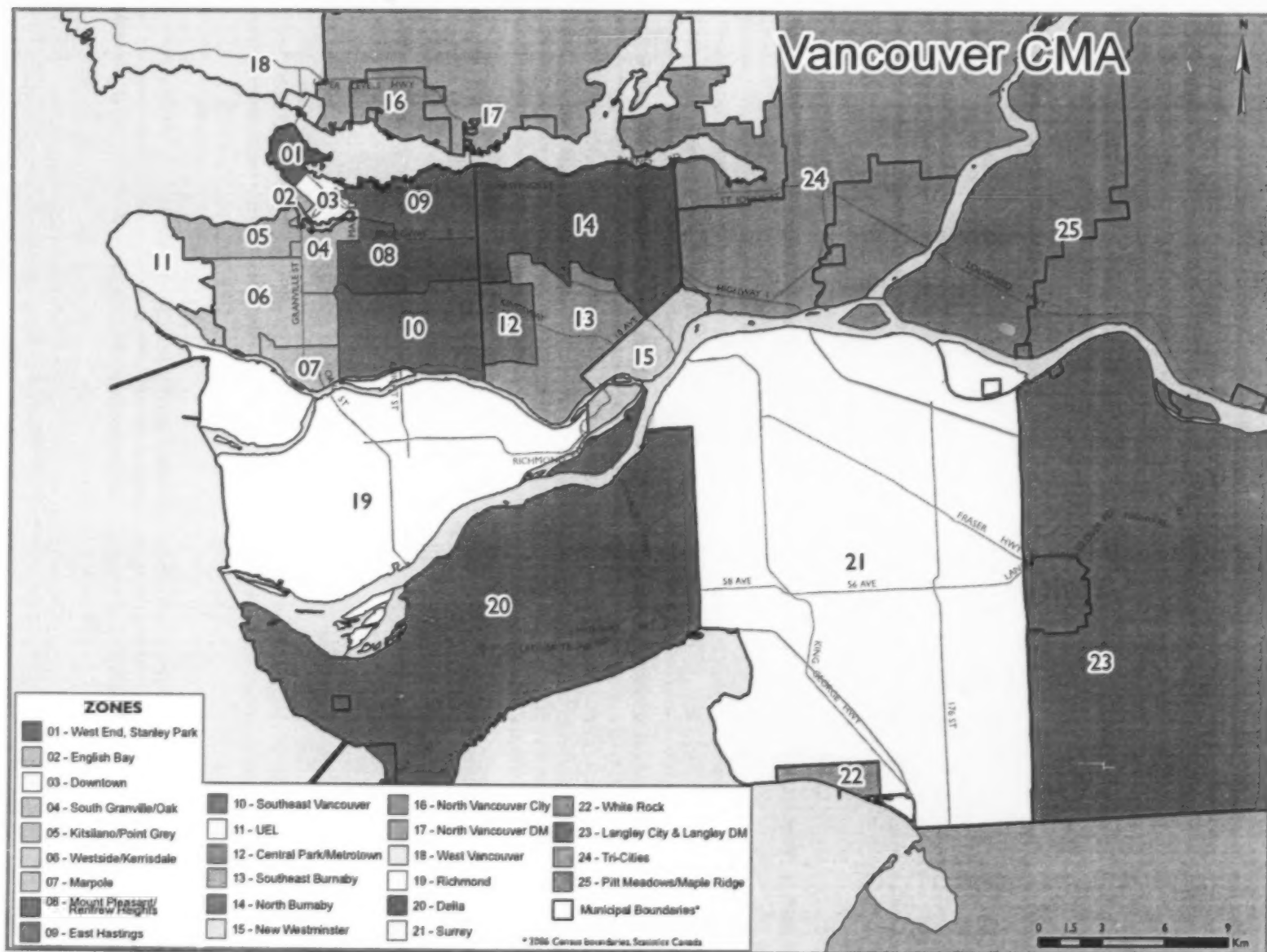
The Canadian average two-bedroom rent was up from \$860 in October 2010 to \$883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver (\$1,237), Toronto (\$1,149), Ottawa (\$1,086), Calgary (\$1,084), Victoria (\$1,045), Edmonton (\$1,034) and Barrie (\$1,001). The lowest average monthly

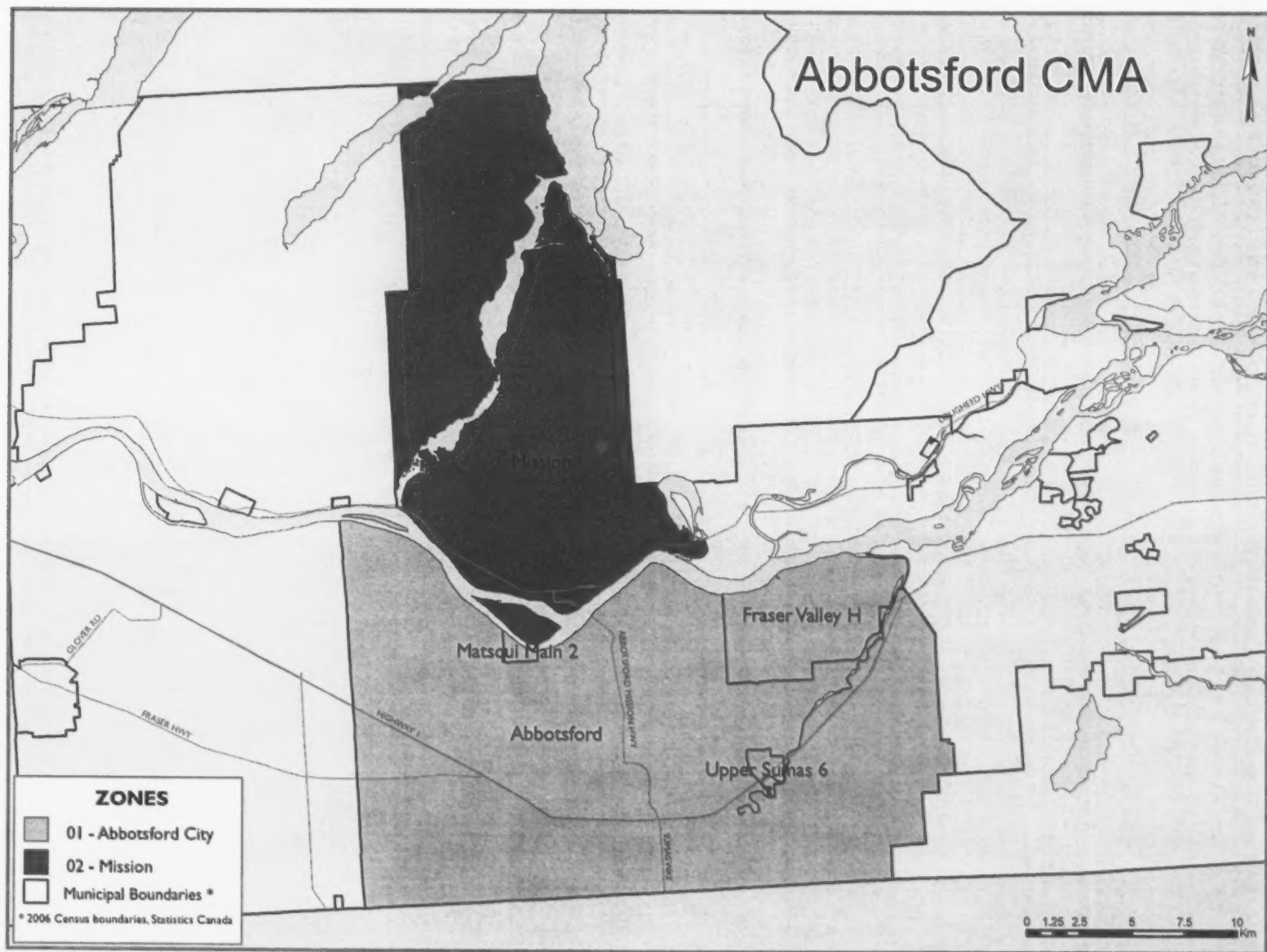
rents for two-bedroom apartments were in Trois-Rivières (\$547), Saguenay (\$557), and Sherbrooke (\$577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

^a Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).





RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	Abbotsford City - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	Mission - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	Abbotsford CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	Vancouver Eastside includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver).
Sub Areas 3-4	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	City of Vancouver
Sub Area 5	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	0.8 a	0.3 a	0.8 a	0.2 a	0.7 a	0.9 a	0.0 a	2.6 a	0.8 a	0.3 a
English Bay	1.3 a	1.1 a	0.8 a	1.1 a	1.5 a	0.8 a	8.3 a	0.0 a	1.0 a	1.1 a
Downtown	1.3 a	0.3 a	1.3 a	0.5 a	1.4 a	0.4 a	2.5 a	0.0 a	1.3 a	0.4 a
West End/Downtown (Zones 1-3)	1.2 a	0.5 a	1.0 a	0.7 a	1.3 a	0.6 a	2.2 a	1.0 a	1.1 a	0.6 a
South Granville/Oak	0.9 a	0.8 a	1.7 a	0.5 a	0.9 a	0.8 a	0.0 b	0.0 c	1.4 a	0.6 a
Kitsilano/Point Grey	0.8 d	1.0 d	0.9 a	0.4 a	0.6 a	0.8 d	0.0 d	**	0.8 a	0.6 a
Westside/Kerrisdale	2.6 a	1.0 a	1.9 a	1.3 a	1.8 a	1.1 a	0.0 b	4.0 d	1.9 a	1.3 a
Marpole	1.4 a	0.3 b	2.1 a	0.9 a	3.1 c	0.9 a	**	0.0 d	2.2 a	0.9 a
Mount Pleasant/Renfrew Heights	1.1 a	0.8 a	0.9 a	0.5 a	1.2 d	1.1 d	**	0.0 d	1.0 a	0.6 a
East Hastings	1.9 c	0.4 a	2.2 b	0.9 a	0.6 a	0.9 a	**	**	1.9 b	0.8 a
Southeast Vancouver	2.2 c	1.9 c	1.1 a	1.1 a	0.4 a	0.9 a	0.0 c	1.9 c	0.9 a	1.2 a
City of Vancouver (Zones 1-10)	1.2 a	0.6 a	1.3 a	0.7 a	1.2 a	0.8 a	1.1 a	2.2 c	1.3 a	0.7 a
University Endowment Lands	0.0 a	**	0.2 a	0.2 a	1.3 a	0.5 a	0.0 a	**	0.6 a	0.3 a
Central Park/Metrotown	0.5 a	1.3 a	2.2 a	2.1 a	2.6 a	1.3 a	0.0 b	0.0 b	2.2 a	1.8 a
Southeast Burnaby	1.4 a	0.7 a	4.3 a	2.6 a	2.9 a	3.1 a	5.7 a	6.2 a	3.8 a	2.8 a
North Burnaby	1.7 a	2.2 a	2.8 a	2.2 a	2.5 a	1.2 a	0.4 a	1.9 a	2.5 a	1.9 a
Burnaby (Zones 12-14)	1.1 a	1.5 a	2.7 a	2.2 a	2.7 a	1.7 a	2.2 a	3.1 a	2.6 a	2.0 a
New Westminster	3.0 a	2.8 a	3.4 a	3.5 b	2.5 a	1.6 a	4.6 c	0.8 a	3.2 a	2.9 a
North Vancouver City	0.4 a	0.9 a	1.0 a	0.5 a	1.4 a	0.4 a	**	0.0 b	1.1 a	0.5 a
North Vancouver DM	0.0 a	0.6 a	2.3 a	0.6 a	2.0 a	0.3 a	1.0 a	0.0 c	1.6 a	0.4 a
West Vancouver	0.0 b	0.0 b	0.6 a	0.4 a	0.5 a	0.0 b	1.1 a	0.0 a	0.6 a	0.2 a
Richmond	0.0 a	1.0 a	1.8 a	1.6 a	1.4 a	0.9 a	1.4 a	0.0 a	1.5 a	1.2 a
Delta	1.4 a	4.5 a	0.5 a	1.5 a	1.7 a	1.4 a	5.6 a	0.0 a	1.2 a	1.5 a
Surrey	2.1 a	0.0 c	4.8 a	4.0 a	3.6 a	3.8 a	4.3 a	2.2 b	4.2 a	3.7 a
White Rock	0.0 b	1.3 a	2.2 a	0.7 a	0.8 a	0.3 a	10.6 a	12.5 a	1.8 a	0.7 a
Langley City and Langley DM	1.2 a	0.0 b	3.5 a	4.8 b	4.6 a	2.7 a	0.0 d	0.0 a	3.9 a	3.5 b
Tri-Cities	1.1 a	1.1 a	3.0 a	3.2 a	3.5 a	3.0 a	4.5 a	1.0 a	3.2 a	3.0 a
Maple Ridge/Pitt Meadows	0.0 a	0.0 a	3.2 a	4.9 a	3.5 a	2.4 a	1.8 a	5.5 a	3.2 a	4.0 a
Vancouver CMA	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.5 a	1.7 a	1.9 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/St Stanley Park	874	872	1,101	1,112	1,720	1,712	2,578	2,961	1,148	1,161
English Bay	894	904	1,080	1,112	1,587	1,649	2,499	2,448	1,106	1,142
Downtown	921	1,023	1,137	1,194	1,724	1,866	2,579	2,542	1,165	1,247
West End/Downtown (Zones 1-3)	905	964	1,130	1,151	1,685	1,775	2,568	2,679	1,145	1,187
South Granville/Oak	832	857	1,041	1,084	1,455	1,527	1,836	1,860	1,082	1,132
Kitsilano/Point Grey	848	865	1,048	1,074	1,463	1,577	2,087	1,919	1,094	1,169
Westside/Kerrisdale	815	819	1,106	1,115	1,690	1,705	2,280	2,395	1,302	1,311
Marpole	702	696	805	812	1,041	1,069	1,116	1,120	842	846
Mount Pleasant/Renfrew Heights	759	766	874	915	1,134	1,174	1,264	1,327	896	941
East Hastings	762	809	824	845	1,139	1,086	1,098	1,174	856	875
Southeast Vancouver	767	740	891	922	1,205	1,239	1,191	1,072	987	1,006
Central Vancouver (Zones 4-6)	846	861	1,112	1,145	1,657	1,680	2,347	2,320	1,139	1,152
University/Endowment/Limits	782	800	1,124	1,145	1,761	1,873	2,233	2,245	1,244	1,233
Central/Fairview/Metrotown	778	778	879	889	1,121	1,136	1,473	1,446	939	930
Southeast Burnaby	655	665	760	776	933	940	1,046	1,080	818	831
North Burnaby	694	704	870	880	1,129	1,150	1,288	1,245	950	974
Burnaby (Zones 7-9)	728	722	876	880	1,148	1,160	1,248	1,245	950	974
New Westside	649	638	787	794	987	1,008	1,229	1,238	852	848
North Vancouver City	812	828	923	940	1,140	1,173	1,459	1,343	973	1,003
North Vancouver DM	842	855	965	986	1,204	1,257	1,356	1,360	1,058	1,089
West Vancouver	890	940	1,203	1,208	1,901	1,970	2,698	2,866	1,462	1,478
Richmond	724	736	902	905	1,096	1,115	1,298	1,351	995	1,007
Delta	593	604	745	759	949	956	1,063	1,014	832	838
Surrey	680	693	725	738	980	993	1,213	1,182	811	818
White Rock	678	704	811	816	1,016	1,013	1,394	1,395	855	865
Langley City and Langley DM	629	631	747	764	882	910	1,052	1,073	811	828
Tri-Cities	657	675	773	785	968	978	1,145	1,209	859	870
Naple Ridge/Pitt Meadows	599	601	673	697	854	890	1,037	1,059	750	777
Vancouver CMA	811	839	940	964	1,193	1,237	1,420	1,463	895	1,027

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	728	717	2,632	2,639	477	478	39	39	3,876	3,873
English Bay	915	898	5,117	5,081	651	659	12	29	6,695	6,667
Downtown	2,110	2,104	6,733	6,744	1,214	1,206	39	42	10,096	10,096
West End/Downtown (Zones 1-3)	3,753	3,719	14,482	14,464	2,342	2,343	90	110	20,667	20,636
South Granville/Oak	1,289	1,309	4,778	4,787	1,326	1,371	47	43	7,440	7,510
Kitsilano/Point Grey	882	882	4,777	4,812	1,182	1,205	44	46	6,885	6,945
Westside/Kerrisdale	196	196	1,779	1,756	974	967	96	97	3,045	3,016
Marpole	375	375	2,918	2,919	722	719	19	19	4,034	4,032
Mount Pleasant/Renfrew Heights	812	891	4,145	4,273	871	923	72	75	5,900	6,162
East Hastings	944	783	3,224	3,226	732	739	57	57	4,857	4,805
Southeast Vancouver	2,17	209	1,865	1,889	616	603	65	56	1,963	1,957
University Endowment Lands	103	103	485	489	393	461	79	79	970	1,042
Central Park/Metrotown	376	374	4,230	4,230	1,635	1,643	60	60	6,301	6,303
Southeast Burnaby	1,447	1,446	11,394	11,398	715	708	148	145	21,694	21,649
North Burnaby	2,941	2,921	21,318	21,316	11,177	11,166	2,037	2,035	33,463	33,420
North Vancouver City	501	514	3,578	3,565	1,717	1,719	31	30	5,827	5,808
North Vancouver DM	180	180	355	355	305	303	115	115	955	953
West Vancouver	236	236	1,301	1,299	698	699	94	94	2,329	2,328
Richmond	192	196	1,088	1,081	1,065	1,070	143	143	2,488	2,490
Delta	69	72	829	824	700	660	36	34	1,634	1,590
Surrey	81	81	2,553	2,554	2,421	2,421	348	377	5,119	5,153
White Rock	79	79	937	923	377	371	9	8	1,402	1,381
Langley City and Langley DM	86	86	981	968	911	897	49	51	2,027	2,002
Tri-Cities	189	185	2,391	2,405	1,663	1,631	197	197	4,440	4,418
Maple Ridge/Pitt Meadows	15	15	855	850	543	544	55	55	1,468	1,464
Vancouver CMA	11,445	11,425	65,437	65,757	24,935	25,068	2,240	2,231	104,457	104,681

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/c: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	1.4	0.6	1.8	0.8	1.1	1.7	5.1	2.6	1.7	0.9
English Bay	2.1	1.4	1.5	1.4	2.5	1.1	8.3	0.0	1.7	1.4
Downtown	1.9	1.1	1.9	1.1	1.7	1.0	5.1	0.0	1.9	1.1
West End/Downtown (Zones 1-3)	1.8	1.0	1.8	1.1	1.8	1.2	5.3	1.9	1.8	1.1
South Granville/Oak	1.3	1.2	2.2	1.1	2.2	1.5	0.0	0.0	2.0	1.2
Kitsilano/Point Grey	1.6	—	1.3	0.9	1.3	1.3	—	—	1.4	1.1
Westside/Kerrisdale	4.1	1.6	3.5	2.1	3.8	1.9	3.1	4.0	3.6	2.1
Marpole	3.0	1.2	3.1	2.4	4.0	2.5	—	0.0	3.3	2.3
Mount Pleasant/Renfrew Heights	2.0	1.1	1.7	1.0	1.7	1.3	—	0.0	1.8	1.0
East Hastings	2.6	1.2	2.8	1.6	0.8	2.0	—	—	2.5	1.6
Southeast Vancouver	2.7	3.4	1.5	3.6	0.9	2.1	0.0	1.9	1.4	3.1
Capitol Hill/False Creek	1.9	1.2	—	—	—	—	—	—	—	—
University/Endowment/Lawlis	0.0	—	0.2	0.5	1.3	0.5	0.0	—	0.6	0.4
Central Park/Metrotown	0.8	1.3	3.4	2.5	3.7	1.7	0.0	0.0	3.3	2.2
Southeast Burnaby	2.8	0.7	4.6	2.7	3.1	3.2	6.4	6.2	4.2	3.0
North Burnaby	1.7	3.9	3.2	3.1	2.8	2.5	1.3	2.9	2.9	3.0
Northwest Burnaby	1.2	2.9	3.3	2.2	—	—	—	—	—	—
New Westminster	4.6	3.8	4.6	4.5	3.2	3.4	3.3	1.8	4.3	4.0
North Vancouver City	0.4	1.9	1.3	1.3	2.0	1.5	—	3.0	1.4	1.4
North Vancouver DM	3.9	6.1	4.0	3.1	3.3	1.3	1.0	2.8	3.4	3.1
West Vancouver	0.0	0.4	1.3	1.6	1.2	0.6	1.1	1.1	1.2	1.2
Richmond	0.0	1.6	2.7	2.8	1.9	1.2	1.4	0.0	2.0	1.8
Delta	4.2	4.5	1.1	2.6	2.0	1.5	5.6	0.0	1.7	2.2
Surrey	4.7	1.2	6.1	4.4	4.3	4.3	4.3	2.8	5.4	4.3
White Rock	0.0	2.5	3.5	1.7	2.0	1.6	10.6	12.5	2.9	1.8
Langley City and Langley DM	1.2	2.2	4.4	5.8	5.4	4.5	—	2.2	4.7	4.9
Tri-Cities	3.2	2.7	4.2	4.6	4.9	3.7	5.5	2.0	4.4	4.1
Maple Ridge/Pitt Meadows	0.0	0.0	4.1	6.4	5.2	3.3	3.6	5.5	4.4	5.1
Vancouver CMA	2.8	1.6	2.7	2.2	2.9	2.3	3.4	2.3	2.7	2.1

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— Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	4.5 c	++	3.3 c	1.6 c	++	2.9 c	++	11.1 d	3.1 c	1.7 c
English Bay	3.4 c	2.1 b	3.6 c	4.3 b	++	7.5 b	++	++	3.0 b	4.2 b
Downtown	3.9 c	1.6 c	1.8 b	3.1 b	9.9 b	0.8 d	++	3.9 d	2.3 b	2.5 a
West End/Downtown (Zones 1-2)	3.8 b	1.3 b	2.2 a	3.2 b	5.1 c	2.1 b	++	++	2.7 a	2.9 a
South Granville/Oak	2.6 b	3.5 c	2.4 b	3.2 c	2.7 c	3.4 c	++	++	2.3 b	3.2 c
Kitsilano/Point Grey	3.9 d	3.4 c	3.7 c	2.5 c	++	3.9 d	++	++	4.2 c	2.4 c
Westside/Kerrisdale	++	0.9 a	3.3 b	++	3.6 c	1.7 c	++	++	3.6 b	2.7 c
Marpole	1.9 c	-1.1 d	1.5 c	1.6 a	3.4 d	3.5 d	++	++	1.9 c	1.4 a
Mount Pleasant/Redfern Heights	7.3 c	++	7.4 b	3.2 c	6.0 c	3.3 d	++	5.9 d	7.0 b	2.6 c
East Hastings	2.8 c	4.5 d	3.0 c	4.1 b	4.3 d	++	11.3 d	++	2.4 c	4.1 c
Southeast Vancouver	3.4 b	5.5 c	4.0 b	3.1 c	3.5 a	0.7 a	1.9 b	2.1 c	3.8 a	2.1 b
City of Vancouver (Zones 3-5)	3.4 b	2.2 b	3.3 b	2.9 a	4.1 b	1.0 b	5.8 d	4.2 d	3.3 a	2.8 a
University/Gilmore/False	++	++	2.2 c	0.9 d	5.3 d	++	++	3.1 c	2.3 c	1.8 c
Central Park/Metrotown	4.4 c	1.6 b	2.3 b	1.6 a	2.7 a	0.8 a	++	++	2.3 a	1.2 a
Southeast Burnaby	1.5 c	3.2 c	0.7 b	2.1 a	1.4 a	1.5 a	1.5 d	++	0.9 a	1.8 a
North Burnaby	-2.2 b	3.3 b	++	2.8 b	++	3.0 c	2.1 c	++	++	3.2 b
Burnaby (Zones 6-8)	2.3 c	2.4 a	1.7 a	1.3 a	1.9 b	1.6 b	++	1.2 d	1.3 a	1.3 a
Lower Westside	3.1 b	1.3 b	3.1 a	1.1 a	3.0 a	2.1 b	3.1 c	2.5 c	2.9 a	1.5 a
North Vancouver City	2.0 c	2.3 b	2.0 c	2.2 b	1.6 c	3.2 b	++	++	2.1 c	2.3 b
North Vancouver DM	2.3 a	2.5 a	1.1 a	2.1 a	1.7 a	4.2 a	2.1 c	-2.3 c	1.4 a	2.5 a
West Vancouver	-4.8 d	4.9 c	1.3 d	2.3 c	5.4 b	1.3 d	4.6 b	6.2 a	2.1 c	2.5 b
Richmond	1.1 a	1.1 a	1.6 b	0.3 b	1.5 a	2.3 a	++	3.5 a	1.6 a	1.4 a
Delta	++	4.1 b	1.0 a	1.8 a	2.7 a	1.3 a	-3.2 a	-3.3 a	1.7 a	1.2 a
Surrey	7.1 c	1.4 a	2.2 a	-0.3 b	0.6 a	++	2.4 a	-2.1 b	1.8 a	-0.3 b
White Rock	++	4.0 c	2.1 b	1.3 a	0.7 b	++	++	-2.6 a	1.7 b	1.2 a
Langley City and Langley DM	2.5 b	0.6 a	++	2.4 b	2.8 c	2.3 c	++	5.2 d	1.6 c	2.0 b
Tri-Cities	2.8 a	3.6 b	2.8 a	1.4 a	2.4 a	1.6 a	2.1 a	5.1 a	2.6 a	1.7 a
Maple Ridge/Pitt Meadows	5.4 a	2.0 c	1.2 a	4.3 b	1.0 a	4.0 a	0.2 a	2.9 b	0.6 a	3.9 a
Vancouver CMA	3.0 a	2.1 c	2.4 a	2.3 a	3.1 a	2.4 a	2.7 b	2.8 a	2.4 a	2.3 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

++ Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/a: No units exist in the universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
City of Vancouver (Zones 1-10)										
Pre 1960	1.0 a	0.7 a	1.3 a	0.7 a	0.5 a	0.7 a	∞	4.9 d	1.1 a	0.8 a
1960 - 1974	1.4 a	0.7 a	1.4 a	0.7 a	1.8 a	0.8 a	1.5 a	1.6 c	1.5 a	0.7 a
1975 - 1989	1.7 b	0.2 b	1.4 a	0.6 a	1.7 a	1.0 a	1.4 d	0.0 d	1.5 a	0.6 a
1990 - 1999	0.0 c	0.8	0.6 a	0.7 a	0.9 a	1.0	0.0 d	0.0 d	0.6 a	0.8 a
2000+	1.4 a	0.0 b	0.9 a	0.5 a	0.9 a	0.7 a	0.0 a	0.0 a	1.0 a	0.5 a
Total	1.2 a	0.6 a	1.3 a	0.7 a	1.2 a	0.8 a	1.1 a	2.2 c	1.3 a	0.7 a
Burnaby (Zones 12-14)										
Pre 1960	0.0 c	0.0 b	2.0 b	3.2 c	1.8 b	1.6 c	∞	3.6 b	1.7 b	2.6 a
1960 - 1974	1.0 a	1.9 a	2.9 a	2.1 a	2.8 a	1.6 a	2.7 a	3.1 b	2.7 a	2.0 a
1975 - 1989	2.4 a	0.8	2.6 a	2.7 a	3.3 a	2.2 a	∞	∞	2.8 a	2.4 a
1990 - 1999	n/u	n/u	∞	∞	∞	∞	n/u	n/u	∞	∞
2000+	∞	∞	∞	∞	∞	∞	n/u	n/u	∞	∞
Total	1.1 a	1.5 a	2.7 a	2.2 a	2.7 a	1.7 a	2.2 a	3.1 a	2.6 a	2.0 a
New Westminster										
Pre 1960	4.3 c	0.0 c	4.2 b	5.0 c	4.8 d	2.1 c	∞	∞	4.3 b	3.8 c
1960 - 1974	2.6 a	3.4 c	3.4 a	3.4 b	2.0 a	1.5	5.4 c	0.9 b	3.0 a	2.9 a
1975 - 1989	3.2 a	3.2 b	3.0 a	2.6 c	2.9 a	1.6 b	n/u	n/u	3.0 a	2.3 b
1990 - 1999	∞	∞	1.6 a	∞	4.3 c	3.0 b	∞	∞	2.8 b	2.3 c
2000+	n/u	n/u	n/u	n/u	∞	∞	n/u	n/u	∞	∞
Total	3.0 a	2.8 a	3.4 a	3.5 b	2.5 a	1.6 a	4.6 c	0.8 a	3.2 a	2.9 a
Surrey										
Pre 1960	∞	∞	9.9 a	0.0 b	1.9 a	2.0 a	0.0 a	∞	2.3 a	1.2
1960 - 1974	0.0 a	0.0 a	5.1 a	3.1 a	4.3 b	3.2 a	5.6 a	1.8 a	4.8 a	3.0 a
1975 - 1989	3.1 a	∞	3.7 a	5.3 b	3.8 a	7.8 b	0.0 a	∞	3.6 a	6.1 b
1990 - 1999	n/u	n/u	4.2 a	1.3	0.8 a	0.6 a	2.0 a	5.9 a	1.5 a	1.3
2000+	n/u	n/u	∞	∞	∞	∞	n/u	n/u	∞	∞
Total	2.3 a	0.0	4.8 a	4.0	3.6 a	3.8 a	4.3 a	2.2 b	4.2 a	3.7
Vancouver CMA										
Pre 1960	1.2 a	0.7	1.5 a	1.1 a	1.0 a	0.9 a	0.8 a	3.8 c	1.3 a	1.1 a
1960 - 1974	1.3 a	1.1	2.1 a	1.5 a	2.4 a	1.5 a	3.4 a	1.6 a	2.1 a	1.4 a
1975 - 1989	1.6 a	0.6	2.1 a	1.9	2.8 a	2.2 a	2.0 b	0.8 a	2.3 a	1.9 a
1990 - 1999	0.0 c	0.8	0.8 a	0.9	1.2 a	1.2	0.6 a	∞	0.8 a	1.0 a
2000+	1.3 a	0.0 b	1.0 a	0.5	1.5 a	1.0 a	0.0 a	0.0 c	1.1 a	0.6 a
Total	1.2 a	0.9	1.9 a	1.4	2.1 a	1.5	2.5	1.7	1.9 a	1.4

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

∞ Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
City of Vancouver (Zones 1-10)										
Pre 1960	816 a	817 a	959 a	1,003 a	1,314 a	1,378 a	1,761 b	1,843 a	999 a	1,050 a
1960 - 1974	846 a	853 a	1,013 a	1,027 a	1,487 a	1,506 a	1,907 b	1,956 c	1,042 a	1,058 a
1975 - 1989	787 a	762 a	915 a	929 a	1,345 a	1,388 a	1,431 c	1,509 b	1,020 a	1,052 a
1990 - 1999	941 a	944 a	1,021 a	1,047 a	1,358 a	1,409 a	1,924 d	**	1,123 a	1,149 a
2000+	960 a	1,379 a	1,397 a	1,511 a	1,883 a	2,028 a	2,534 a	2,718 a	1,471 a	1,629 a
Total	846 a	881 a	1,012 a	1,045 a	1,437 a	1,493 a	1,847 a	1,859 a	1,059 a	1,102 a
Burnaby (Zones 12-14)										
Pre 1960	639 a	656 a	774 a	790 a	948 a	960 a	1,030 a	1,079 a	832 a	847 a
1960 - 1974	746 a	755 a	858 a	871 a	1,090 a	1,108 a	1,284 a	1,344 a	925 a	938 a
1975 - 1989	663 a	652 a	888 a	906 a	1,150 a	1,173 a	**	1,269 b	957 a	975 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	726 a	733 a	856 a	870 a	1,088 a	1,103 a	1,230 a	1,283 a	921 a	936 a
New Westminster										
Pre 1960	589 a	605 a	738 a	768 a	881 a	916 a	1,076 c	1,194 c	753 a	779 a
1960 - 1974	656 a	666 a	776 a	794 a	994 a	1,012 a	1,293 a	1,380 a	823 a	845 a
1975 - 1989	681 a	674 a	827 a	829 a	1,043 a	1,067 a	n/u	n/u	886 a	894 a
1990 - 1999	**	**	761 a	768 a	1,055 a	1,012 a	**	**	935 a	902 a
2000+	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Total	649 a	658 a	777 a	794 a	993 a	1,026 a	1,273 a	1,355 a	825 a	848 a
Surrey										
Pre 1960	**	**	699 a	677 a	839 a	854 a	972 a	**	830 a	828 a
1960 - 1974	514 a	565 a	706 a	695 a	840 a	842 a	1,003 a	983 a	784 a	779 a
1975 - 1989	632 a	636 a	756 a	753 a	929 a	937 a	1,079 a	**	830 a	829 a
1990 - 1999	n/u	n/u	828 a	831 a	937 a	930 a	1,072 a	950 a	931 a	915 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	600 a	610 a	725 a	718 a	880 a	897 a	1,015 a	982 a	811 a	814 a
Vancouver CMA										
Pre 1960	798 a	801 a	927 a	967 a	1,215 a	1,277 a	1,389 b	1,522 c	969 a	1,016 a
1960 - 1974	807 a	815 a	933 a	945 a	1,179 a	1,193 a	1,399 a	1,436 a	980 a	994 a
1975 - 1989	740 a	732 a	856 a	868 a	1,096 a	1,133 a	1,212 a	1,298 a	935 a	956 a
1990 - 1999	936 a	940 a	986 a	1,013 a	1,211 a	1,249 a	1,513 b	1,440 b	1,081 a	1,104 a
2000+	953 a	1,360 a	1,347 a	1,451 a	1,726 a	1,858 a	2,133 a	2,183 a	1,433 a	1,576 a
Total	811 a	839 a	940 a	964 a	1,195 a	1,237 a	1,420 a	1,463 a	995 a	1,027 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
City of Vancouver (Zones 1-15)										
3 to 5 Units	0.0 d	0.0 d	0.6 b	1.4 a	2.2 c	**	0.0 d	**	1.1 a	1.9 c
6 to 19 Units	2.1 c	1.1 d	1.6 a	0.8 a	1.6 b	1.0 a	**	**	1.7 a	0.9 a
20 to 49 Units	1.1 a	0.7 a	1.1 a	0.6 a	1.0 a	0.6 a	0.5 a	0.5 a	1.1 a	0.6 a
50 to 99 Units	1.0 a	0.4 a	1.5 a	0.4 a	1.0 a	0.3 a	1.4 a	1.4 a	1.4 a	0.4 a
100 to 199 Units	0.8 a	0.8 a	0.8 a	1.0 a	1.2 a	0.9 a	0.0 a	0.0 a	0.8 a	1.0 a
200+ Units	1.7 a	0.0 a	3.3 a	0.2 a	0.0 a	0.4 a	**	**	2.6 a	0.2 a
Total	1.2 a	0.6 a	1.3 a	0.7 a	1.2 a	0.8 a	1.1 a	2.2 c	1.3 a	0.7 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	11.6 a	**	0.0 c	**	**	0.0 d	8.0 c	5.4 d
6 to 19 Units	0.0 c	3.1 d	2.9 b	2.7 b	4.3 d	1.0 a	0.0 b	0.0 c	3.1 d	2.2 b
20 to 49 Units	1.0 a	0.7 a	3.3 a	2.5 a	2.0 a	1.8 a	3.3 b	4.8 a	2.8 a	2.3 a
50 to 99 Units	2.3 a	1.2 a	2.2 a	2.0 a	1.7 a	1.3 a	0.0 a	1.0 a	2.0 a	1.7 a
100 to 199 Units	0.0 a	0.0 a	2.2 a	1.3 a	4.1 a	2.3 a	**	**	2.7 a	1.7 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	1.1 a	1.5 a	2.7 a	2.2 a	2.7 a	1.7 a	2.2 a	3.1 a	2.6 a	2.0 a
New Westminster										
3 to 5 Units	**	n/s	**	**	0.0 d	**	**	**	**	**
6 to 19 Units	1.5 c	2.6 c	3.4 b	4.1 c	5.2 d	2.5 c	**	**	3.5 b	3.6 b
20 to 49 Units	4.2 a	3.5 c	4.5 a	4.2 b	2.7 a	2.2 a	13.3 a	0.0 c	4.2 a	3.7 b
50 to 99 Units	3.7 a	2.8 b	2.5 a	3.0 b	2.6 a	1.0 a	0.0 a	1.5 c	2.5 a	2.4 a
100 to 199 Units	0.7 a	**	1.6 a	0.5 a	0.6 a	0.0 a	7.7 a	0.0 a	1.2 a	0.3 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	3.0 a	2.8 a	3.4 a	3.5 b	2.5 a	1.6 a	4.6 c	0.8 a	3.2 a	2.9 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	n/u	n/u	**	**
6 to 19 Units	0.0 a	0.0 a	5.1 c	2.6 c	4.9 b	6.8 b	0.0 a	2.0 a	3.9 b	4.8 b
20 to 49 Units	**	**	6.4 c	3.9 c	5.6 a	3.3 b	6.6 a	1.0 a	5.8 b	3.2 b
50 to 99 Units	5.3 a	**	4.7 a	4.3 b	2.7 a	4.2 a	4.5 a	3.2 d	3.9 a	4.2 a
100 to 199 Units	**	n/u	4.9 a	**	1.4 a	**	**	**	3.4 a	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	2.3 a	0.0 c	4.8 a	4.0 a	3.6 a	3.8 a	4.3 a	2.2 b	4.2 a	3.7 a
Vancouver CMA										
3 to 5 Units	0.0 c	0.0 c	1.5 c	2.0 c	2.0 c	3.5 d	**	**	1.7 b	2.4 c
6 to 19 Units	1.9 c	1.7 c	1.9 a	1.3 a	2.3 a	1.1 a	1.2 a	3.0 b	2.0 a	1.3 a
20 to 49 Units	1.2 a	0.9 a	1.9 a	1.6 a	2.2 a	1.4 a	3.8 a	1.7 a	1.9 a	1.4 a
50 to 99 Units	1.2 a	0.7 a	2.2 a	1.6 a	2.1 a	1.8 a	1.8 a	1.5 a	2.0 a	1.6 a
100 to 199 Units	0.6 a	0.7 a	1.1 a	0.9 a	1.8 a	1.1 a	1.7 a	1.3 a	1.2 a	0.9 a
200+ Units	1.5 a	0.7 a	2.9 a	0.6 a	0.9 a	0.9 a	3.7 a	1.9 a	2.3 a	0.7 a
Total	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.5 a	1.7 a	1.9 a	1.4 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
City of Vancouver (Zones 1-10)										
3 to 5 Units	620 b	578 d	848 b	845 a	1,251 b	1,128 b	1,349 b	1,297 c	993 a	966 b
6 to 19 Units	741 a	774 a	894 a	933 a	1,278 a	1,392 a	1,775 b	1,859 b	959 a	1,035 a
20 to 49 Units	824 a	828 a	966 a	986 a	1,407 a	1,449 a	1,679 a	1,748 b	1,018 a	1,040 a
50 to 99 Units	896 a	901 a	1,070 a	1,094 a	1,545 a	1,553 a	2,381 a	2,361 a	1,103 a	1,127 a
100 to 199 Units	899 a	1,081 a	1,166 a	1,234 a	1,740 a	1,917 a	2,725 a	2,893 a	1,204 a	1,304 a
200+ Units	972 a	965 a	1,217 a	1,243 a	1,728 a	1,763 a	**	**	1,233 a	1,253 a
Total	846 a	881 a	1,012 a	1,045 a	1,437 a	1,493 a	1,847 a	1,859 a	1,059 a	1,102 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	659 a	810 b	909 a	944 a	1,198 a	1,209 a	868 a	960 b
6 to 19 Units	668 a	686 a	788 a	803 a	980 a	1,001 a	1,235 a	1,326 a	852 a	867 a
20 to 49 Units	684 a	691 a	817 a	827 a	1,002 a	1,024 a	1,052 a	1,106 a	865 a	879 a
50 to 99 Units	678 a	676 a	820 a	823 a	1,059 a	1,070 a	1,510 a	1,535 a	893 a	902 a
100 to 199 Units	855 a	892 a	994 a	1,029 a	1,296 a	1,307 a	**	**	1,071 a	1,100 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	726 a	733 a	856 a	870 a	1,088 a	1,103 a	1,230 a	1,283 a	921 a	936 a
New Westminster										
3 to 5 Units	**	n/s	602 a	674 b	741 b	862 b	**	**	704 b	784 b
6 to 19 Units	578 a	606 a	739 a	758 a	929 a	897 a	**	1,238 a	758 a	769 a
20 to 49 Units	655 a	648 a	758 a	769 a	927 a	1,007 a	1,284 a	1,322 a	787 a	811 a
50 to 99 Units	648 a	665 a	801 a	817 a	1,046 a	1,070 a	1,297 a	1,401 a	872 a	895 a
100 to 199 Units	703 a	733 a	853 a	900 a	1,079 a	1,065 a	1,497 a	1,544 a	915 a	950 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	649 a	658 a	777 a	794 a	993 a	1,026 a	1,273 a	1,355 a	825 a	848 a
Surrey										
3 to 5 Units	**	**	**	**	n/s	**	n/u	n/u	**	**
6 to 19 Units	470 a	443 a	681 a	673 a	857 a	850 a	1,005 a	976 a	822 a	810 a
20 to 49 Units	**	**	747 a	742 a	866 a	920 a	977 a	995 a	834 a	867 a
50 to 99 Units	597 a	621 a	724 a	714 a	889 a	891 a	1,034 a	975 a	807 a	799 a
100 to 199 Units	**	n/u	711 a	**	**	**	**	**	785 a	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	600 a	610 a	725 a	718 a	880 a	897 a	1,015 a	982 a	811 a	814 a
Vancouver CMA										
3 to 5 Units	629 b	586 d	814 a	821 a	1,182 b	1,094 b	1,183 b	1,218 b	955 a	946 b
6 to 19 Units	718 a	745 a	862 a	894 a	1,152 a	1,236 a	1,354 a	1,436 a	926 a	984 a
20 to 49 Units	789 a	794 a	901 a	917 a	1,148 a	1,189 a	1,332 a	1,379 a	954 a	975 a
50 to 99 Units	835 a	839 a	925 a	938 a	1,132 a	1,151 a	1,384 a	1,420 a	977 a	993 a
100 to 199 Units	875 a	1,015 a	1,112 a	1,174 a	1,516 a	1,602 a	2,047 a	2,088 a	1,179 a	1,254 a
200+ Units	956 a	952 a	1,177 a	1,202 a	1,397 a	1,424 a	1,354 a	1,437 a	1,186 a	1,208 a
Total	811 a	839 a	940 a	964 a	1,195 a	1,237 a	1,420 a	1,463 a	995 a	1,027 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/St Stanley Park	n/u	n/u	0.8 a	0.9 a	0.8 a	0.3 a	0.8 a	0.2 a	0.5 a	0.7 a	n/u	n/u
English Bay	**	**	2.0 a	0.0 a	0.6 a	1.0 a	1.5 a	0.4 a	0.9 a	1.8 a	**	**
Downtown	n/u	n/u	1.3 a	0.4 a	0.9 a	0.4 a	1.4 a	0.5 a	1.1 a	0.5 a	2.2 a	0.2 a
West End/Downtown (Zones 1-3)	**	**	1.4 a	0.4 a	0.9 a	0.4 a	1.3 a	0.5 a	1.0 a	0.9 a	1.8 a	0.2 a
South Granville/Oak	2.2 c	1.1 d	1.6 b	0.8 a	1.2 a	0.6 a	1.6 a	0.2 b	**	**	n/u	n/u
Kitsilano/Point Grey	4.4 d	**	0.4 b	0.9 d	0.3 a	0.3 a	0.2 a	0.3 b	**	**	**	**
Westside/Kerrisdale	0.0 a	**	1.2 a	0.7 a	2.1 a	1.7 a	2.1 a	0.6 a	**	**	n/u	n/u
Marpole	**	**	4.0 d	1.4 a	1.4 a	0.7 a	2.1 a	**	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	0.5 b	**	1.8 c	0.9 d	0.4 a	0.3 a	1.6 b	0.5 a	**	**	**	**
East Hastings	0.3 b	0.4 b	1.8 c	0.9 d	2.6 a	0.7 c	1.4 a	1.1 a	**	**	n/u	n/u
Southeast Vancouver	3.1 d	4.1 d	2.9 c	2.0 c	0.7 a	0.0 a	**	**	0.0 a	1.2 a	**	**
City of Vancouver (Zones 1-10)	1.3 a	1.9 c	1.7 a	0.9 a	1.1 a	0.8 a	1.4 a	0.4 a	0.8 a	1.0 a	2.3 a	0.2 a
University Endowment Lands	n/u	n/u	1.2 a	1.2 a	0.0 a	0.7 a	0.6 a	0.3 a	0.7 a	**	n/u	n/u
Central Park/Metrotown	**	**	**	2.4 b	2.2 a	2.0 a	1.5 a	2.0 a	2.3 a	0.3 b	**	**
Southeast Burnaby	**	**	2.6 a	1.1 a	3.5 b	2.4 a	5.1 a	3.1 c	**	**	n/u	n/u
North Burnaby	10.4 a	0.0 c	2.1 a	2.2 c	3.5 b	3.1 a	1.0 a	0.6 a	3.0 a	2.1 a	n/u	n/u
Burnaby (Zones 12-14)	8.0 c	5.4 d	3.1 d	2.2 b	2.8 a	2.3 a	2.0 a	1.7 a	2.7 a	1.7 a	**	**
New Westminster	**	**	3.5 b	3.6 b	4.9 a	3.7 b	2.5 a	2.4 a	1.2 a	0.3 c	n/u	n/u
North Vancouver City	**	2.4 c	1.1 a	0.1 b	0.9 a	0.7 a	1.6 a	0.2 b	0.6 a	0.6 a	n/u	n/u
North Vancouver DM	n/s	**	0.9 a	0.0 b	2.5 a	1.3 a	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.3 a	0.3 a	1.2 a	0.4 a	0.4 a	0.0 a	n/u	n/u
Richmond	**	**	**	**	1.5 a	1.3 a	1.4 a	1.1 a	n/u	n/u	n/u	n/u
Delta	**	**	0.6 a	2.7 c	1.3 a	1.2 a	1.3 a	1.3 a	**	**	n/u	n/u
Surrey	**	**	3.9 b	4.8 b	5.8 b	3.2 b	3.9 a	4.2 b	3.4 a	**	**	**
White Rock	6.7 a	3.3 b	1.4 a	1.4 a	2.1 a	0.6 a	1.1 a	0.2 a	n/u	n/u	n/u	n/u
Langley City and Langley DM	**	0.0 a	3.1 a	3.1 a	4.2 a	4.0 c	3.9 a	3.0 a	**	n/s	n/u	n/u
Tri-Cities	**	**	5.5 d	0.7 a	4.1 a	3.3 a	2.6 a	3.0 a	**	**	**	**
Maple Ridge/Pitt Meadows	12.5 a	7.1 d	5.7 b	7.3 b	3.4 a	3.9 a	1.5 a	3.3 a	n/u	n/u	n/u	n/u
Vancouver CMA	1.7 b	2.4 c	2.0 a	1.3 a	1.9 a	1.4 a	2.0 a	1.3 a	1.3 a	0.9 a	2.3 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
City of Vancouver (Zones 1-10)										
LT \$550	0.0 d	0.4 b	0.0 d	0.0 d	**	**	n/s	n/s	0.0 c	0.3 b
\$550 - \$699	1.9 c	0.2 b	1.1 d	0.2 b	**	**	**	**	1.4 a	0.2 a
\$700 - \$849	1.0 a	0.9 a	1.5 a	1.0 a	2.5 c	0.0 c	**	**	1.4 a	0.9 a
\$850 - \$999	1.3 a	0.6 a	1.7 a	0.6 a	2.2 c	0.7 a	**	**	1.7 a	0.6 a
\$1000 - \$1149	2.0 b	0.6 a	1.0 a	0.7 a	1.2 a	1.2 a	0.0 c	**	1.0 a	0.7 a
\$1150+	0.0 c	0.5 a	1.5 a	0.7 a	1.2 a	0.8 a	0.3 b	3.5 d	1.3 a	0.8 a
Total	1.2 a	0.6 a	1.3 a	0.7 a	1.2 a	0.8 a	1.1 a	2.2 c	1.3 a	0.7 a
Burnaby (Zones 12-14)										
LT \$550	**	**	**	n/s	n/s	**	n/s	n/s	0.0 d	**
\$550 - \$699	0.8 a	0.7 a	1.1 a	2.0 c	**	**	n/s	n/s	0.9 a	1.0 a
\$700 - \$849	2.4 a	2.0 b	2.6 a	1.6 a	0.0 b	1.2 d	n/s	n/s	2.5 a	1.6 a
\$850 - \$999	**	3.4 a	3.9 a	3.1 a	2.0 a	2.0 a	4.3 d	**	3.3 a	2.8 a
\$1000 - \$1149	**	**	2.0 b	3.2 a	2.3 a	1.3 a	2.9 c	5.5 b	2.2 a	2.3 a
\$1150+	**	n/s	1.0 a	1.7 a	5.4 b	1.8 a	0.8 a	1.5 c	3.5 b	1.8 a
Total	1.1 a	1.5 a	2.7 a	2.2 a	2.7 a	1.7 a	2.2 a	3.1 a	2.6 a	2.0 a
New Westminster										
LT \$550	0.0 d	0.0 d	**	**	n/s	n/s	n/s	n/s	0.0 c	0.0 c
\$550 - \$699	3.9 a	3.7 c	2.5 b	5.8 b	**	**	n/s	n/s	3.1 b	4.7 b
\$700 - \$849	1.7 a	1.9 b	4.0 a	2.7 a	3.0 c	4.4 d	n/s	n/s	3.8 a	2.8 a
\$850 - \$999	**	**	2.6 a	5.3 c	1.7 a	2.4 a	**	**	2.2 a	4.2 b
\$1000 - \$1149	n/s	**	5.5 c	**	3.2 b	1.1 a	**	**	3.3 b	1.2 a
\$1150+	n/s	n/s	**	**	3.6 c	0.3 a	7.3 c	1.2 a	4.5 c	0.6 a
Total	3.0 a	2.8 a	3.4 a	3.5 b	2.5 a	1.6 a	4.6 c	0.8 a	3.2 a	2.9 a
Surrey										
LT \$550	**	**	**	**	n/s	n/s	n/s	**	**	0.0 c
\$550 - \$699	2.6 a	**	2.1 a	2.9 a	**	**	n/s	**	2.1 a	3.0 a
\$700 - \$849	**	**	6.2 a	5.2 a	3.1 b	1.9 a	**	**	5.1 a	4.0 a
\$850 - \$999	n/s	n/s	5.8 b	0.6 a	3.9 a	3.5 a	4.0 c	0.5 a	4.1 a	2.9 a
\$1000 - \$1149	n/s	n/s	n/s	n/s	4.3 a	12.0 c	5.1 b	2.9 b	4.6 a	9.0 b
\$1150+	n/s	n/s	n/s	**	**	**	4.2 b	**	5.5 b	**
Total	2.3 a	0.0 c	4.8 a	4.0 a	3.6 a	3.8 a	4.3 a	2.2 b	4.2 a	3.7 a
Vancouver CMA										
LT \$550	0.0 b	0.3 b	0.5 b	0.5 b	**	**	n/s	**	0.2 b	0.4 b
\$550 - \$699	1.9 a	1.4 a	1.7 a	2.3 a	0.0 c	0.0 c	**	**	1.8 a	2.0 a
\$700 - \$849	1.1 a	1.0 a	2.7 a	2.3 a	3.2 a	1.8 a	**	0.0 d	2.5 a	2.1 a
\$850 - \$999	1.1 a	0.7 a	2.0 a	1.4 a	2.6 a	2.4 a	3.9 c	0.4 a	2.0 a	1.5 a
\$1000 - \$1149	1.9 b	0.6 a	1.2 a	0.8 a	2.2 a	1.9 a	3.4 a	3.2 b	1.5 a	1.1 a
\$1150+	0.0 b	0.5 a	1.4 a	0.7 a	1.9 a	0.8 a	1.9 a	1.6 b	1.6 a	0.8 a
Total	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.5 a	1.7 a	1.9 a	1.4 a

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	8.8 a	0.0 a	n/u	**	8.6 a	0.0 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	8.8 a	0.0 a	n/u	**	8.6 a	0.0 a
South Granville/Oak	n/u	**	n/u	**	**	0.0 a	n/u	n/u	**	0.0 a
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2.9 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0 a	11.0 a	0.0 a	**	**	**	0.0 a	1.7 b
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0 a	3.2 a	1.8 a	0.0 b	0.9 a	0.9 a	1.1 a	0.0 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	0.0 a	2.4 a	n/u	n/u	0.0 a	1.6 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	n/s	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1.0 a	8.1 a	1.2 a	10.1 a
Burnaby (Zones 12-14)	n/u	n/u	**	n/s	3.5 a	16.1 d	0.9 a	8.0 a	1.5 a	9.7 a
New Westminster	n/u	n/u	**	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
North Vancouver DM	n/u	**	**	**	2.5 c	**	0.3 b	0.6 a	0.9 a	0.5 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1.2 a	0.0 c	1.6 a	0.4 b	1.4 a	0.2 b
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	n/u	**	**	0.0 a	7.7 a	1.6 a	6.1 a	1.4 a	6.2 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	5.9 a	5.1 a	5.3 b	0.5 a	6.8 b	1.5 a
Tri-Cities	n/u	n/u	**	**	5.0 a	1.7 c	1.8 a	2.8 a	2.5 a	2.5 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	0.0 a	0.0 a	3.6 d	1.0 c	2.2 a	2.1 b	1.7 a	2.7 a	1.9 a	2.5 a

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2,513 ^a	2,656 ^a	n/u	**	2,490 ^a	2,626 ^a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2,513 ^a	2,656 ^a	n/u	**	2,490 ^a	2,626 ^a
South Granville/Oak	n/u	**	n/u	**	**	1,611 ^a	n/u	n/u	**	1,556 ^a
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	2,409 ^a	2,724 ^a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	**	**	794 ^a	**	**	**	**	1,367 ^a	1,304 ^a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	**	1,035 ^a	1,052 ^a	1,709 ^a	1,803 ^a	1,454 ^a	1,797 ^a	1,568 ^a	1,621 ^a
University Endowment Lands	1,150 ^a	1,193 ^a	n/u	n/u	1,974 ^a	2,041 ^a	n/u	n/u	1,686 ^a	1,745 ^a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	n/s	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,472 ^a	1,515 ^a	1,472 ^a	1,526 ^a
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	1,421 ^b	1,472 ^a	1,472 ^a	1,512 ^a	1,462 ^a	1,504 ^a
New Westminster	n/u	n/u	**	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,352 ^a	**
North Vancouver DM	n/u	**	**	**	1,330 ^a	1,265 ^c	1,666 ^a	1,644 ^b	1,569 ^a	1,554 ^b
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1,316 ^a	1,278 ^b	1,377 ^a	1,359 ^a	1,347 ^a	1,325 ^a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	n/u	**	**	965 ^a	1,030 ^a	1,214 ^a	1,255 ^a	1,147 ^a	1,229 ^a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	954 ^a	937 ^a	1,074 ^a	1,080 ^a	1,026 ^a	1,032 ^a
Tri-Cities	n/u	n/u	**	**	1,287 ^a	1,259 ^a	1,449 ^a	1,464 ^a	1,410 ^a	1,414 ^a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	979 ^a	1,099 ^a	937 ^a	973 ^a	1,396 ^a	1,420 ^a	1,400 ^a	1,424 ^a	1,374 ^a	1,401 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**2.1.3 Number of Private Row (Townhouse) Units in the Universe
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	0	0	0	0	0	0	0	0	0	0
English Bay	0	0	0	0	0	0	0	0	0	0
Downtown	0	0	1	1	34	33	0	1	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	34	33	0	1	35	35
South Granville/Oak	0	8	0	2	13	31	0	0	13	41
Kitsilano/Point Grey	0	0	20	20	31	31	1	1	52	52
Westside/Kerrisdale	0	0	0	0	16	16	18	18	34	34
Marpole	0	0	0	0	0	0	0	0	0	0
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	16	32	32	76	76	126	126
Southeast Vancouver	0	0	0	0	8	8	8	11	16	19
City of Vancouver (Zones 1-10)	2	10	62	64	167	181	111	115	342	373
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	0	0	0	0	0	0	0	0	0	0
Southeast Burnaby	0	0	1	1	8	7	3	3	12	11
North Burnaby	0	0	0	0	49	47	208	210	257	257
Burnaby (Zones 12-14)	0	0	1	1	57	54	211	211	269	266
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	22	21	23	23	45	44
North Vancouver DM	0	3	12	11	96	96	298	296	406	406
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	9	9	259	261	381	376	649	646
Delta	0	0	0	0	0	0	0	0	0	0
Surrey	14	0	11	6	35	39	310	295	370	340
White Rock	0	0	0	0	0	0	0	0	0	0
Langley City and Langley DM	0	0	10	10	66	59	188	195	264	264
Tri-Cities	0	0	3	3	119	120	399	397	521	520
Maple Ridge/Pitt Meadows	0	0	0	0	0	0	76	76	76	76
Vancouver CMA	63	60	112	108	928	941	2,027	2,016	2,130	2,125

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	8.8 a	3.0 a	n/u	**	8.6 a	2.9 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	8.8 a	3.0 a	n/u	**	8.6 a	2.9 a
South Granville/Oak	n/u	**	n/u	**	**	0.0 a	n/u	n/u	**	0.0 a
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	**	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	5.9 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0 a	11.0 a	0.0 a	**	**	**	0.0 a	2.5 b
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0 a	3.2 a	1.8 a	1.1 a	1.8 a	1.8 b	1.5 a	1.7 a
University Endowment Lands	0.0 a	0.0 a	n/u	n/u	0.0 a	2.4 a	n/u	n/u	0.0 a	1.6 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	n/s	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	2.9 a	11.4 a	2.7 a	12.8 a
Burnaby (Zones 12-14)	n/u	n/u	**	n/s	3.5 a	16.1 d	2.8 a	11.3 a	3.0 a	12.3 a
New Westminster	n/u	n/u	**	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
North Vancouver DM	n/u	**	**	**	2.5 c	**	0.8 a	1.0 a	1.2 a	0.7 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	1.2 a	0.6 b	2.1 a	0.4 b	1.7 a	0.4 b
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	n/u	**	**	0.0 a	7.7 a	2.9 a	6.1 a	2.4 a	6.2 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	5.9 a	5.1 a	6.4 b	1.5 a	7.5 b	2.7 a
Tri-Cities	n/u	n/u	**	**	5.0 a	3.3 b	2.5 a	3.5 a	3.1 a	3.5 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	0.0 a	0.0 a	3.6 d	2.9 b	2.2 a	2.7 b	2.5 a	3.4 b	2.4 a	3.1 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	4.3 a	6.0 a	n/u	n/s	4.6 a	6.2 a
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	4.3 a	6.0 a	n/u	n/u	4.6 a	6.2 a
South Granville/Oak	n/u	n/s	n/u	n/s	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/s	**	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	-11.4 a	7.9 c
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	**	**	**	**	3.0 c	++
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	++	2.3 c	3.1 c	++	1.0 d	2.8 a	1.5 b	1.8 c
University Endowment Lands	7.0 a	3.7 a	n/u	n/u	3.6 a	3.5 a	n/u	n/u	4.4 a	3.5 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/s	n/s	**	**	n/s	n/s	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	3.2 c	3.5 a	3.3 c	3.9 a
Burnaby (Zones 12-14)	n/u	n/u	n/s	n/s	**	**	3.2 c	3.5 a	3.3 c	3.9 a
New Westminster	n/u	n/u	**	n/s	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	2.7 a	**
North Vancouver DM	n/u	n/s	**	**	**	++	++	++	++	++
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	**	4.2 d	1.2 a	6.5 b	3.0 c	6.0 c
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	**	n/u	**	**	0.3 a	2.7 a	-1.0 a	3.4 a	-0.9 a	5.8 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	++	-1.0 d	++	0.9 a	++	1.2 a
Tri-Cities	n/u	n/u	**	**	++	++	-3.5 b	1.0 a	-2.7 b	0.7 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	4.6 b	3.8 b	2.0 c	**	3.9 d	**	++	2.9 a	1.1 a	2.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/St Stanley Park	0.8 a	0.3 a	0.8 a	0.2 a	0.7 a	0.9 a	0.0 a	2.6 a	0.8 a	0.3 a
English Bay	1.3 a	1.1 a	0.8 a	1.1 a	1.5 a	0.8 a	8.3 a	0.0 a	1.0 a	1.1 a
Downtown	1.3 a	0.3 a	1.3 a	0.5 a	1.6 a	0.4 a	2.5 a	0.0 a	1.3 a	0.4 a
West End/Downtown (Zones 1-3)	1.2 a	0.5 a	1.0 a	0.7 a	1.4 a	0.6 a	2.2 a	0.1 a	1.1 a	0.6 a
South Granville/Oak	0.9 a	0.8 a	1.7 a	0.5 a	0.9 a	0.7 a	0.0 b	0.0 c	1.4 a	0.6 a
Kitsilano/Point Grey	0.8 d	1.0 d	0.9 a	0.4 a	0.6 a	0.8 d	0.0 d	**	0.8 a	0.6 a
Westside/Kerrisdale	2.6 a	1.0 a	1.9 a	1.3 a	1.7 a	1.1 a	0.9 a	3.4 d	1.9 a	1.3 a
Marpole	1.4 a	0.3 b	2.1 a	0.9 a	3.1 c	0.9 a	**	0.0 d	2.2 a	0.9 a
Mount Pleasant/Renfrew Heights	1.1 a	0.8 a	0.9 a	0.5 a	1.1 a	1.1 d	**	**	1.0 a	0.6 a
East Hastings	1.9 c	0.4 a	2.2 b	0.9 a	0.6 a	0.9 a	0.8 d	1.1 d	1.9 b	0.8 a
Southeast Vancouver	2.2 c	1.9 c	1.1 a	1.1 a	0.4 a	0.9 a	0.0 c	1.7 c	0.9 a	1.1 a
City of Vancouver (Zones 1-10)	1.2 a	0.6 a	1.3 a	0.7 a	1.2 a	0.8 a	1.1 a	1.9 b	1.3 a	0.7 a
University Endowment Lands	0.0 a	0.0 c	0.2 a	0.2 a	1.1 a	0.8 a	0.0 a	**	0.5 a	0.4 a
Central Park/Metrotown	0.5 a	1.3 a	2.2 a	2.1 a	2.6 a	1.3 a	0.0 b	0.0 b	2.2 a	1.8 a
Southeast Burnaby	1.4 a	0.7 a	4.2 a	2.6 a	3.1 a	3.0 a	5.6 a	6.1 a	3.8 a	2.8 a
North Burnaby	1.7 a	2.2 a	2.8 a	2.2 a	2.5 a	2.0 a	0.7 a	5.0 b	2.4 a	2.4 a
Burnaby (Zones 12-14)	1.1 a	1.5 a	2.2 a	2.2 a	2.2 a	1.9 a	1.8 a	4.8 b	2.6 a	2.2 a
New Westminster	3.0 a	2.5 a	3.4 a	3.5 b	2.5 a	1.6 a	3.5 c	0.6 a	3.2 a	2.9 a
North Vancouver City	0.4 a	0.9 a	1.0 a	0.5 a	1.4 a	0.4 a	**	0.0 b	1.1 a	0.5 a
North Vancouver DM	0.0 a	0.5 a	2.2 a	0.6 a	2.1 a	0.3 a	0.5 a	0.5 a	1.4 a	0.4 a
West Vancouver	0.0 b	0.0 b	0.6 a	0.4 a	0.5 a	0.0 b	1.1 a	0.0 a	0.6 a	0.2 a
Richmond	0.0 a	1.0 a	1.8 a	1.6 a	1.4 a	0.7 a	1.5 a	0.3 b	1.5 a	1.0 a
Delta	1.4 a	4.5 a	0.5 a	1.5 a	1.7 a	1.4 a	5.6 a	0.0 a	1.2 a	1.5 a
Surrey	2.0 a	0.0 c	4.7 a	3.9 a	3.6 a	3.9 a	3.1 a	3.9 b	4.0 a	3.9 a
White Rock	0.0 b	1.3 a	2.2 a	0.7 a	0.8 a	0.3 a	10.6 a	12.5 a	1.8 a	0.7 a
Langley City and Langley DM	1.2 a	0.0 b	3.9 a	4.7 b	4.7 a	2.8 a	4.2 b	0.4 a	4.2 a	3.2 b
Tri-Cities	1.1 a	1.1 a	3.0 a	3.2 a	3.6 a	2.9 a	2.7 a	2.2 a	3.1 a	2.9 a
Maple Ridge/Pitt Meadows	0.0 a	0.0 a	3.2 a	4.9 a	3.5 a	2.4 a	2.3 a	5.3 a	3.2 a	4.0 a
Vancouver CMA	1.2 a	0.9 a	1.9 a	1.4 a	2.1 a	1.5 a	2.1 a	2.2 a	1.9 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/St Stanley Park	874 a	872 a	1,101 a	1,112 a	1,720 a	1,712 a	2,578 a	2,961 a	1,148 a	1,161 a
English Bay	894 a	904 a	1,080 a	1,112 a	1,587 a	1,649 a	2,499 a	2,448 a	1,106 a	1,142 a
Downtown	921 a	1,023 a	1,137 a	1,195 a	1,746 a	1,887 a	2,579 d	2,547 a	1,170 a	1,252 a
West End/Downtown (Zones 1-3)	905 a	964 a	1,110 a	1,151 a	1,697 a	1,787 a	2,544 a	2,679 a	1,145 a	1,199 a
South Granville/Oak	832 a	860 a	1,041 a	1,085 a	1,452 a	1,529 a	1,836 a	1,860 b	1,083 a	1,134 a
Kitsilano/Point Grey	848 a	865 a	1,049 a	1,076 a	1,469 a	1,582 a	2,102 d	1,943 d	1,097 a	1,173 a
Westside/Kerrisdale	815 a	819 a	1,106 a	1,115 a	1,698 a	1,714 a	2,339 a	2,516 a	1,315 a	1,327 a
Marpole	702 a	696 a	805 a	812 a	1,041 a	1,069 a	1,116 a	1,120 b	842 a	846 a
Mount Pleasant/Renfrew Heights	759 a	766 a	873 a	915 a	1,134 a	1,173 a	1,277 b	1,334 c	897 a	942 a
East Hastings	762 b	806 b	824 a	845 a	1,146 a	1,094 a	1,343 a	1,380 a	869 a	886 a
Southeast Vancouver	767 a	740 a	891 a	922 a	1,208 a	1,242 a	1,254 a	1,120 a	992 a	1,010 a
City of Vancouver (Zones 1-10)	846 a	881 a	1,013 a	1,045 a	1,442 a	1,498 a	1,802 a	1,846 a	1,062 a	1,106 a
University Endowment Lands	1,095 a	1,152 a	1,274 a	1,345 a	1,798 a	1,899 a	2,233 a	2,245 a	1,561 a	1,645 a
Central Park/Metrotown	778 a	779 a	879 a	889 a	1,121 a	1,136 a	1,473 b	1,446 a	939 a	950 a
Southeast Burnaby	655 a	665 a	760 a	776 a	933 a	939 a	1,046 a	1,082 a	818 a	832 a
North Burnaby	694 a	704 a	870 a	890 a	1,145 a	1,167 a	1,367 a	1,430 a	983 a	1,008 a
Burnaby (Zones 12-14)	726 a	733 a	856 a	870 a	1,094 a	1,109 a	1,313 a	1,344 a	902 a	948 a
New Westminster	649 a	658 a	777 a	794 a	972 a	1,025 a	1,234 a	1,301 a	845 a	849 a
North Vancouver City	812 a	828 a	923 a	943 a	1,140 a	1,172 a	1,525 b	1,462 a	976 a	1,006 a
North Vancouver DM	842 a	853 a	969 a	988 a	1,235 a	1,259 a	1,588 a	1,570 a	1,210 a	1,227 a
West Vancouver	885 a	936 a	1,202 a	1,206 a	1,899 a	1,967 a	2,636 a	2,795 a	1,459 a	1,475 a
Richmond	724 a	736 a	903 a	905 a	1,137 a	1,142 a	1,355 a	1,357 a	1,065 a	1,067 a
Delta	593 a	604 a	745 a	759 a	949 a	956 a	1,063 a	1,014 a	832 a	838 a
Surrey	585 a	610 a	724 a	718 a	881 a	898 a	1,106 a	1,102 a	812 a	834 a
White Rock	678 a	704 a	811 a	816 a	1,016 a	1,013 a	1,394 a	1,395 a	855 a	865 a
Langley City and Langley DM	629 a	631 a	746 a	763 a	887 a	912 a	1,069 a	1,079 a	836 a	852 a
Tri-Cities	657 a	675 a	773 a	785 a	989 a	997 a	1,349 a	1,381 a	917 a	928 a
Maple Ridge/Pitt Meadows	599 a	601 a	673 a	697 a	854 a	890 a	1,150 a	1,254 a	774 a	807 a
Vancouver CMA	811 a	841 a	940 a	964 a	1,202 a	1,243 a	1,410 a	1,445 a	1,004 a	1,037 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/Stanley Park	728	717	2,632	2,639	477	478	39	39	3,876	3,873
English Bay	915	898	5,117	5,081	651	659	12	29	6,695	6,667
Downtown	2,110	2,104	6,734	6,745	1,248	1,239	39	43	10,131	10,131
West End/Downtown (Zones 1-3)	3,753	3,719	14,483	14,465	2,376	2,376	90	111	20,702	20,671
South Granville/Oak	1,289	1,317	4,778	4,789	1,339	1,402	47	43	7,453	7,551
Kitsilano/Point Grey	882	882	4,797	4,832	1,213	1,236	45	47	6,937	6,997
Westside/Kerrisdale	196	196	1,779	1,756	990	983	114	115	3,079	3,050
Marpole	375	375	2,918	2,919	722	719	19	19	4,034	4,032
Mount Pleasant/Renfrew Heights	812	891	4,170	4,298	904	956	80	83	5,966	6,228
East Hastings	846	785	3,240	3,242	764	771	133	133	4,983	4,931
Southeast Vancouver	217	209	1,065	1,089	624	611	73	67	1,979	1,976
City of Vancouver (Zones 1-10)	8,370	8,374	37,230	37,390	8,912	9,054	601	618	55,133	55,436
University Endowment Lands	57	57	485	489	475	543	79	79	1,096	1,168
Central Park/Metrotown	376	374	4,350	4,350	1,635	1,643	63	60	6,424	6,427
Southeast Burnaby	147	146	1,355	1,359	723	727	151	148	2,376	2,380
North Burnaby	294	292	2,318	2,316	1,166	1,163	445	415	4,223	4,186
Burnaby (Zones 12-14)	817	812	8,023	8,025	3,524	3,533	659	623	13,023	12,991
New Westminster	815	792	5,095	5,075	1,923	1,966	160	161	8,003	7,994
North Vancouver City	501	514	3,578	3,565	1,739	1,740	54	53	5,872	5,872
North Vancouver DM	180	183	367	366	401	399	413	411	1,361	1,359
West Vancouver	239	239	1,304	1,302	700	701	98	98	2,341	2,340
Richmond	192	196	1,097	1,090	1,324	1,331	524	519	3,137	3,136
Delta	69	72	829	824	700	660	36	34	1,634	1,590
Surrey	99	81	2,564	2,580	2,456	2,460	670	672	5,789	5,793
White Rock	79	79	937	923	377	371	9	8	1,402	1,381
Langley City and Langley DM	86	86	991	978	977	956	237	246	2,291	2,266
Tri-Cities	189	185	2,394	2,408	1,782	1,751	596	594	4,961	4,938
Maple Ridge/Pitt Meadows	15	15	855	850	543	544	131	131	1,544	1,540
Vancouver CMA	11,708	11,685	65,749	65,865	25,863	26,009	4,267	4,247	107,587	107,806

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
West End/St Stanley Park	1.4 a	0.6 a	1.8 a	0.8 a	1.1 a	1.7 a	5.1 a	2.6 a	1.7 a	0.9 a
English Bay	2.1 a	1.4 a	1.5 a	1.4 a	2.5 a	1.1 a	8.3 a	0.0 a	1.7 a	1.4 a
Downtown	1.9 a	1.1 a	1.9 a	1.1 a	1.9 a	1.1 a	5.1 a	0.0 a	1.9 a	1.1 a
West End/Downtown (Zones 1-3)	1.8 a	1.0 a	1.8 a	1.1 a	1.9 a	1.2 a	5.5 a	0.9 a	1.8 a	1.2 a
South Granville/Oak	1.3 a	1.2 a	2.2 a	1.1 a	2.2 a	1.5 b	0.0 b	0.0 c	2.0 a	1.2 a
Kitsilano/Point Grey	1.6 c	**	1.3 a	0.9 a	1.3 a	1.3 a	**	**	1.4 a	1.1 a
Westside/Kerrisdale	4.1 a	1.6 a	3.5 a	2.1 a	3.7 a	1.9 a	4.4 a	3.4 d	3.6 a	2.1 a
Marpole	3.0 b	1.2 a	3.1 b	2.4 a	4.0 b	2.5 b	**	0.0 d	3.3 a	2.3 a
Mount Pleasant/Renfrew Heights	2.0 b	1.1 a	1.7 a	0.9 a	1.7 c	1.3 d	**	**	1.7 a	1.0 a
East Hastings	2.6 c	1.2 a	2.7 b	1.6 b	0.7 a	1.9 c	**	1.9 c	2.4 b	1.6 a
Southeast Vancouver	2.7 c	3.4 c	1.5 a	3.6 a	0.9 a	2.0 a	0.0 c	1.7 c	1.4 a	3.0 a
City of Vancouver (Zones 1-10)	1.9 a	1.2 a	2.0 a	1.4 a	2.1 a	1.4 a	2.9 b	2.1 b	2.0 a	1.4 a
University Endowment Lands	0.0 a	0.0 c	0.2 a	0.5 a	1.1 a	0.8 a	0.0 a	**	0.5 a	0.5 a
Central Park/Metrotown	0.8 a	1.3 a	3.4 a	2.5 a	3.7 b	1.7 a	0.0 b	0.0 b	3.3 a	2.2 a
Southeast Burnaby	2.8 b	0.7 a	4.6 a	2.7 a	3.2 a	3.2 a	6.3 a	6.1 a	4.2 a	3.0 a
North Burnaby	1.7 a	3.9 a	3.2 a	3.1 a	2.7 a	3.2 a	2.0 a	7.2 a	2.9 a	3.6 a
Burnaby (Zones 12-14)	1.5 a	2.1 a	3.5 a	2.7 a	3.1 a	2.5 a	2.8 a	6.2 a	1.1 a	2.8 a
New Westminster	4.8 a	3.8 b	4.8 a	4.1 a	2.2 a	3.0 b	4.5 c	2.0 b	4.2 a	4.0 a
North Vancouver City	0.4 a	1.9 a	1.3 a	1.3 a	1.9 a	1.4 a	**	**	1.4 a	1.4 a
North Vancouver DM	3.9 a	6.0 a	3.8 a	3.0 a	3.1 a	1.1 a	0.8 a	1.4 a	2.8 a	2.4 a
West Vancouver	0.0 b	0.4 a	1.3 a	1.6 a	1.2 a	0.6 a	1.1 a	1.0 a	1.2 a	1.2 a
Richmond	0.0 a	1.6 a	2.6 a	2.7 a	1.7 a	1.1 a	1.9 a	0.3 b	2.0 a	1.5 a
Delta	4.2 a	4.5 a	1.1 a	2.6 a	2.0 a	1.5 a	5.6 a	0.0 a	1.7 a	2.2 a
Surrey	4.1 a	1.2 a	1.1 a	4.4 a	4.3 a	4.4 a	4.5 a	4.3 a	5.1 a	4.4 a
White Rock	0.0 b	2.5 a	3.5 a	1.7 a	2.0 a	1.6 a	10.6 a	12.5 a	2.9 a	1.8 a
Langley City and Langley DM	1.2 a	2.2 a	4.8 a	5.8 b	5.5 a	4.5 b	5.5 b	1.7 a	5.0 a	4.7 a
Tri-Cities	3.2 a	2.7 a	4.2 a	4.6 a	4.9 a	3.7 a	3.5 a	3.0 a	4.3 a	4.0 a
Maple Ridge/Pitt Meadows	0.0 a	0.0 a	4.1 a	6.4 a	5.2 a	3.3 a	3.1 a	5.3 a	4.3 a	5.1 a
Vancouver CMA	2.0 a	1.6 a	2.7 a	2.2 a	2.9 a	2.3 a	3.1 a	2.9 a	2.7 a	2.2 a

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11	to Oct-10	to Oct-11
West End/Stanley Park	4.5 c	++	3.3 c	1.6 c	++	2.9 c	++	11.1 d	3.1 c	1.7 c
English Bay	3.4 c	2.1 b	3.6 c	4.3 b	++	7.5 b	++	++	3.0 b	4.2 b
Downtown	3.9 c	1.6 c	1.8 b	3.1 b	9.8 b	0.8 d	++	3.9 c	2.4 a	2.6 a
West End/Downtown (Zones 1-3)	2.9 b	1.5 b	2.7 a	3.3 a	5.3 c	1.3 b	++	++	2.7 b	2.3 a
South Granville/Oak	2.6 b	3.5 c	2.4 b	3.2 c	2.7 c	3.4 c	++	++	2.3 b	3.2 c
Kitsilano/Point Grey	3.9 d	3.4 d	3.6 c	2.5 c	++	3.9 d	++	++	4.1 c	2.4 c
Westside/Kerrisdale	++	0.9 a	3.3 b	++	3.6 c	1.7 c	++	++	3.4 b	2.7 c
Marpole	1.9 c	-1.1 d	1.5 c	1.4 a	3.4 d	3.5 d	++	++	1.9 c	1.4 a
Mount Pleasant/Renfrew Heights	7.3 c	++	7.4 b	3.2 c	6.0 c	3.3 d	++	5.2 c	7.0 b	2.5 c
East Hastings	2.8 c	4.5 d	3.0 d	4.0 c	4.3 d	++	8.6 b	10.4 d	2.4 c	4.0 c
Southeast Vancouver	3.4 b	5.5 c	4.0 b	3.1 c	3.5 a	0.7 a	3.6 d	++	3.9 a	2.1 b
City of Vancouver (Zones 1-10)	3.6 b	2.2 a	3.1 a	2.9 a	4.1 b	2.0 b	3.4 d	4.1 d	3.3 a	1.3 a
University Endowment Lands	3.6 c	4.1 a	2.2 c	0.9 d	5.1 d	++	++	3.1 c	2.5 c	2.0 c
Central Park/Metrotown	4.4 c	1.6 b	2.3 a	1.4 a	2.7 a	0.8 a	++	++	2.3 a	1.2 a
Southeast Burnaby	1.5 c	3.2 c	0.7 b	2.1 a	1.3 a	1.5 a	1.5 d	++	0.9 a	1.8 a
North Burnaby	-2.2 b	3.3 b	++	2.8 b	++	3.2 c	2.4 c	2.2 c	++	3.3 b
Burnaby (Zones 12-14)	1.0 c	2.4 a	1.1 a	1.3 a	1.8 b	1.4 a	++	1.3 a	1.3 a	2.0 a
New Westminster	3.1 b	1.3 a	2.0 b	1.3 a	1.0 a	2.1 b	1.2 c	1.3 c	2.9 a	1.3 a
North Vancouver City	2.0 c	2.3 b	2.0 c	2.2 b	1.7 c	3.1 b	++	++	2.1 c	2.3 b
North Vancouver DM	2.3 a	2.5 a	2.0 a	1.4 a	2.7 a	2.1 c	++	++	1.2 a	1.6 c
West Vancouver	-4.0 d	4.9 c	1.3 d	2.3 c	5.3 b	1.3 d	4.6 b	6.2 a	2.1 c	2.5 b
Richmond	1.1 a	1.1 a	1.6 b	0.3 b	3.1 c	2.6 b	1.2 a	4.6 c	1.9 a	2.1 a
Delta	++	4.1 b	1.0 a	1.8 a	2.7 a	1.3 a	-3.2 a	-3.3 a	1.7 a	1.2 a
Surrey	6.7 c	1.4 a	2.1 a	++	0.4 a	0.3 b	1.8 a	-1.3 b	1.6 a	-0.2 b
White Rock	++	4.0 c	2.1 b	1.3 a	0.7 b	++	++	-2.6 a	1.7 b	1.2 a
Langley City and Langley DM	2.5 b	0.6 a	++	2.4 b	2.6 c	2.0 c	++	3.0 c	1.4 a	1.9 b
Tri-Cities	2.8 a	3.6 b	2.8 a	1.4 a	2.2 a	1.4 a	++	3.6 a	2.0 a	1.6 a
Maple Ridge/Pitt Meadows	5.4 a	2.0 c	1.2 a	4.3 a	1.0 a	4.0 a	1.4 a	4.7 b	1.0 a	4.3 a
Vancouver CMA	3.0 a	2.2 a	2.4 a	2.3 a	3.1 a	2.3 a	2.3 b	2.7 a	2.4 a	2.3 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	2.0 a	7.4 a	6.9 a	7.0 a	6.1 a	5.4 a	0.0 c	0.0 d	6.3 a	6.1 a
Zone 2 - Mission	13.3 a	13.3 a	9.6 a	14.9 a	6.2 a	8.7 a	**	n/u	8.5 a	12.0 a
Abbotsford CMA	3.4 a	8.2 a	7.2 a	7.8 a	6.3 a	5.3 a	2.8 c	0.0 d	6.5 a	6.7 a

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1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	549 a	565 a	659 a	668 a	790 a	807 a	878 a	921 a	722 a	736 a
Zone 2 - Mission	523 a	529 a	620 a	621 a	730 a	732 a	**	n/u	663 a	667 a
Abbotsford CMA	544 a	560 a	655 a	663 a	785 a	800 a	875 a	921 a	716 a	729 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	102	107	1,544	1,559	1,669	1,663	36	36	3,351	3,365
Zone 2 - Mission	15	15	197	188	162	173	1	0	375	376
Abbotsford CMA	117	122	1,741	1,747	1,831	1,836	37	36	3,726	3,741

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	3.9 a	8.4 a	8.0 a	7.8 a	7.5 a	6.0 a	0.0 c	**	7.5 a	6.9 a
Zone 2 - Mission	13.3 a	13.3 a	10.2 a	16.5 a	6.2 a	9.8 a	**	n/u	8.8 a	13.3 a
Abbotsford CMA	5.1 a	9.0 a	8.2 a	8.8 a	7.4 a	6.3 a	2.8 c	**	7.7 a	7.5 a

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11	Oct-10 to Oct-11
Zone 1 - Abbotsford	++	2.4 a	1.6 a	1.4 a	0.7 a	2.7 a	2.8 c	**	1.3 a	2.0 a
Zone 2 - Mission	**	0.6 a	++	0.5 a	-0.5 b	1.0 a	**	n/u	++	1.2 a
Abbotsford CMA	++	2.2 a	1.5 a	1.3 a	0.6 a	2.6 a	2.3 c	**	1.1 a	1.9 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	n/u	**	**
1960 - 1974	2.9 a	9.2 a	9.9 a	13.2 a	8.9 a	12.2 a	**	**	9.1 a	12.4 a
1975 - 1989	0.0 a	4.0 a	6.5 a	5.5 a	6.5 b	4.4 a	0.0 a	0.0 a	6.3 a	4.9 a
1990 - 1999	0.0 a	0.0 a	2.8 a	3.7 b	5.8 a	5.7 a	**	**	4.8 a	5.0 a
2000+	**	**	1.9 a	0.0 a	2.0 a	0.5 a	n/u	n/u	1.9 a	0.3 a
Total	3.4 a	8.2 a	7.2 a	7.8 a	6.1 a	5.7 a	2.8 c	0.0 d	6.5 a	6.7 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	n/u	**	**
1960 - 1974	544 ^a	564 ^a	638 ^a	654 ^a	760 ^a	787 ^a	**	**	670 ^a	690 ^a
1975 - 1989	565 ^a	576 ^a	658 ^a	657 ^a	756 ^a	762 ^a	832 ^a	894 ^a	706 ^a	711 ^a
1990 - 1999	540 ^a	541 ^a	666 ^a	666 ^a	792 ^a	841 ^a	**	**	754 ^a	785 ^a
2000+	**	**	710 ^a	767 ^a	930 ^a	907 ^a	n/u	n/u	844 ^a	849 ^a
Total	546 ^a	560 ^a	655 ^a	663 ^a	785 ^a	800 ^a	875 ^a	921 ^a	716 ^a	729 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
3 to 5 Units	n/u	n/u	0.0 ^a	**	17.8 ^a	20.0 ^a	**	n/s	**	**
6 to 19 Units	19.8 ^a	18.9 ^a	14.7 ^a	7.1 ^a	8.5 ^a	7.5 ^b	**	**	11.5 ^a	7.7 ^a
20 to 49 Units	1.8 ^a	11.1 ^a	8.4 ^a	9.7 ^a	8.0 ^b	6.8 ^a	16.5 ^a	**	7.9 ^a	8.4 ^a
50 to 99 Units	2.0 ^a	2.0 ^a	4.4 ^a	5.8 ^a	4.1 ^a	3.9 ^a	0.0 ^a	0.0 ^a	4.2 ^a	4.7 ^a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	3.4 ^a	8.2 ^a	7.2 ^a	7.8 ^a	6.1 ^a	5.7 ^a	2.8 ^c	0.0 ^d	6.5 ^a	6.7 ^a

The following letter codes are used to indicate the reliability of the estimates:

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
3 to 5 Units	n/u	n/u	**	**	735 a	736 a	n/s	n/s	720 b	716 b
6 to 19 Units	482 a	451 a	612 a	606 a	722 a	737 a	**	n/s	663 a	666 a
20 to 49 Units	548 a	575 a	651 a	659 a	767 a	783 a	798 a	**	699 a	713 a
50 to 99 Units	558 a	564 a	664 a	667 a	805 a	816 a	903 a	948 a	736 a	744 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	546 a	560 a	655 a	663 a	785 a	800 a	875 a	921 a	716 a	729 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	**	**	10.3 a	7.9 a	8.0 a	8.3 a	4.0 a	3.7 a	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	16.1 a	7.1 a	7.8 a	8.8 a	**	**	n/u	n/u	n/u	n/u
Abbotsford CMA	**	**	11.3 a	7.7 a	7.9 a	8.4 a	4.2 a	4.7 a	**	**	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
LT \$600	2.3 a	4.7 b	4.2 b	2.5 b	**	n/s	n/s	n/s	3.6 b	3.1 b
\$600 - \$699	6.6 b	12.1 a	8.7 a	8.9 a	8.2 b	4.9 c	n/s	n/s	8.6 a	8.5 a
\$700 - \$799	n/s	n/s	6.0 a	9.3 a	7.1 a	7.4 a	**	**	6.8 a	8.1 a
\$800 - \$899	n/s	n/s	**	1.3 d	5.9 a	4.8 a	**	**	5.6 a	4.2 a
\$900 - \$999	n/s	n/s	n/s	n/s	2.9 a	4.4 a	**	**	2.7 a	4.3 a
\$1000+	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Total	3.4 a	8.2 a	7.2 a	7.8 a	6.1 a	5.7 a	2.8 c	0.0 d	6.5 a	6.7 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0.0 a	**	2.1 a	2.2 b
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	16.8 a	3.7 c	8.2 a	2.9 a

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2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	824 a	801 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	1,235 a	1,119 a	963 a	890 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	0	0	44	44	116	116	28	29	188	189
Zone 2 - Mission	0	0	0	0	0	0	79	56	79	56
Abbotsford CMA	0	0	44	44	116	116	107	85	267	245

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0.0 a	**	2.1 a	5.7 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	14.5 a	5.0 b	0.2 a	5.6 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	6.9 c	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	4.5 c	-5.5 c	6.6 b	-3.6 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	2.0 a	7.4 a	7.0 a	6.8 a	5.7 a	5.2 a	0.0 c	0.0 d	6.1 a	5.9 a
Zone 2 - Mission	13.3 a	13.3 a	9.6 a	14.9 a	6.2 a	8.7 a	**	**	11.0 a	11.1 a
Abbotsford CMA	3.4 a	6.2 a	7.3 a	7.7 a	5.8 a	5.3 a	13.4 c	2.7 b	6.7 a	6.3 a

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	549 a	565 a	661 a	670 a	793 a	807 a	929 a	928 a	727 a	739 a
Zone 2 - Mission	523 a	529 a	620 a	621 a	730 a	732 a	**	**	775 a	736 a
Abbotsford CMA	546 a	560 a	657 a	665 a	788 a	801 a	1,153 a	1,068 a	733 a	739 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	102	107	1,588	1,603	1,785	1,779	64	65	3,539	3,554
Zone 2 - Mission	15	15	197	188	162	173	80	56	454	432
Abbotsford CMA	117	122	1,785	1,791	1,947	1,952	144	121	3,993	3,986

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	3.9 a	8.4 a	8.0 a	7.6 a	7.0 a	6.1 a	0.0 c	3.8 d	7.2 a	6.8 a
Zone 2 - Mission	13.3 a	13.3 a	10.2 a	16.5 a	6.2 a	9.8 a	**	**	11.2 a	12.3 a
Abbotsford CMA	5.1 a	9.0 a	8.2 a	8.5 a	6.9 a	6.5 a	13.4 c	4.6 b	7.7 a	7.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
	to	to	to	to	to	to	to	to	to	to
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Abbotsford	++	2.4 a	1.9 a	1.2 a	1.1 a	2.5 a	2.6 c	**	1.5 a	1.8 a
Zone 2 - Mission	**	0.6 a	++	0.5 a	-0.5 b	1.0 a	**	**	0.8 d	++
Abbotsford CMA	++	2.2 a	1.7 a	1.2 a	0.9 a	2.3 a	2.7 b	**	1.5 a	1.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Vancouver CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Burrard Peninsula	3.5 d	0.5 a	1.1 a	0.6 a
Vancouver Westside	0.6 a	0.9 a	1.4 a	0.7 a
Vancouver Eastside	0.7 a	0.4 a	1.3 a	0.8 a
Vancouver East/Westside	0.7 a	0.6 a	1.1 a	0.7 a
Vancouver City	2.5 c	0.5 a	1.1 a	0.7 a
Suburban Vancouver	2.0 c	1.3 a	2.8 a	2.4 a
North Shore	2.4 b	0.5 a	1.0 a	0.4 a
Fraser Valley	1.9 b	1.6 c	3.3 a	3.1 a
Vancouver CMA	2.2 b	0.9 a	1.9 a	1.4 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables /Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Vancouver CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	964 a	1,494 c	1,151 a	1,920 c	1,775 a	**	2,678 a
Vancouver Westside	**	830 a	1,522 c	1,040 a	1,881 c	1,542 a	n/u	2,124 a
Vancouver Eastside	n/u	779 a	1,068 d	888 a	**	1,166 a	**	1,188 a
Vancouver East/Westside	**	808 a	1,502 b	986 a	1,911 c	1,423 a	**	1,721 a
Vancouver City	**	881 a	1,432 b	1,049 a	1,863 c	1,511 a	**	1,914 a
Suburban Vancouver	**	699 a	819 d	837 a	1,342 b	1,060 a	1,692 d	1,288 a
North Shore	**	859 a	**	1,013 a	1,433 b	1,384 a	n/u	1,934 a
Fraser Valley	n/a	636 a	n/a	743 a	n/a	915 a	n/a	1,007 a
Vancouver CMA	**	839 a	1,195 c	964 a	1,663 b	1,237 a	1,908 d	1,463 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables /Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Vancouver CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Burrard Peninsula	**	**	1,588 c	1,494 c	**	1,920 c	**	**	1,815 b	1,763 c
Vancouver Westside	n/u	**	**	1,522 c	1,809 c	1,881 c	**	n/u	1,699 d	1,695 c
Vancouver Eastside	**	n/u	1,071 c	1,068 d	1,551 c	**	n/u	**	1,248 c	1,359 d
Vancouver East/Westside	**	**	**	1,502 b	**	1,911 c	**	**	**	1,746 b
Vancouver City	**	**	1,570 c	1,472 b	**	1,863 c	**	**	1,710 b	1,685 b
Suburban Vancouver	**	**	1,050 c	819 d	1,281 b	1,342 b	**	1,692 d	1,217 b	1,173 c
North Shore	n/u	**	944 c	**	1,284 c	1,433 b	**	n/u	1,121 c	1,284 b
Fraser Valley	n/u	n/a	828 c	n/a	1,373 d	n/a	n/u	n/a	1,119 d	n/a
Vancouver CMA	**	**	1,297 c	1,195 c	1,410 b	1,653 b	**	1,908 d	1,460 b	1,474 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Vancouver CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver City				
3 to 24 Units	1.0 a	1.4 a	1.3 a	0.9 a
25 to 49 Units	0.8 a	0.6 a	1.2 a	0.6 a
50 to 74 Units	0.7 a	0.4 b	1.1 a	0.5 a
75 to 99 Units	0.2 b	0.4 b	1.6 a	0.4 a
100+ Units	3.5 d	0.4 a	1.2 a	0.8 a
Total	2.5 c	0.5 a	1.3 a	0.7 a
Vancouver CMA				
3 to 24 Units	1.7 c	1.8 b	1.8 a	1.4 a
25 to 49 Units	1.4 a	0.6 a	2.1 a	1.5 a
50 to 74 Units	1.3 a	0.6 a	2.1 a	1.9 a
75 to 99 Units	0.8 a	1.0 d	2.0 a	1.0 a
100+ Units	2.7 b	0.9 a	1.4 a	0.9 a
Total	2.2 b	0.9 a	1.9 a	1.4 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments² Vancouver CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Burrard Peninsula	33,286	32,935	13,626 a	14,286 a	40.9 a	43.4 a	3.5 d	0.5 a
Vancouver Westside	20,498	20,545	4,078 a	4,192 a	19.9 a	20.4 a	0.6 a	0.9 a
Vancouver Eastside	14,117	14,887	3,216 a	3,642 a	22.8 a	24.5 a	0.7 a	0.4 a
Vancouver East/Westside	34,615	35,432	7,288 a	7,828 a	21.0 a	22.1 a	0.7 a	0.6 a
Vancouver City	67,901	68,367	20,940 a	22,055 a	30.8 a	32.2 a	2.5 c	0.5 a
Suburban Vancouver	61,863	64,777	12,794 a	14,207 a	20.7 a	21.9 a	2.0 c	1.3 a
North Shore	11,786	12,439	2,246 a	2,616 a	19.1 a	21.0 a	2.4 b	0.5 a
Fraser Valley	27,321	28,593	5,796 a	5,981 a	21.2 a	20.9 a	1.9 b	1.6 c
Vancouver CMA	168,871	174,176	41,744 a	44,804 a	24.7 a	25.7 a	2.2 b	0.9 a

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

² Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments³ By Building Size
Vancouver CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver City								
3 to 24 Units	6,272	6,446	1,264 a	1,209 a	20.1 a	18.8 a	1.0 a	1.4 a
25 to 49 Units	11,732	11,759	2,151 a	2,368 a	18.3 a	20.1 a	0.8 a	0.6 a
50 to 74 Units	7,473	7,654	1,729 a	1,783 a	23.1 a	23.3 a	0.7 a	0.4 b
75 to 99 Units	6,872	6,623	1,777 a	1,758 a	25.9 a	26.5 a	0.2 b	0.4 b
100+ Units	35,552	35,885	14,001 a	14,970 a	39.4 a	41.7 a	3.5 d	0.4 a
Total	67,901	68,367	20,940 a	22,035 a	30.8 a	32.2 a	2.5 c	0.5 a
Vancouver CMA								
3 to 24 Units	10,102	10,412	1,695 a	1,737 a	16.8 a	16.7 a	1.7 c	1.8 b
25 to 49 Units	26,151	26,186	4,118 a	4,297 a	15.7 a	16.4 a	1.4 a	0.6 a
50 to 74 Units	20,155	20,716	3,634 a	4,013 a	18.0 a	19.4 a	1.3 a	0.6 a
75 to 99 Units	16,678	16,872	3,506 a	3,747 a	21.0 a	22.2 a	0.8 a	1.0 d
100+ Units	95,785	99,990	28,771 a	31,059 a	30.0 a	31.1 a	2.7 b	0.9 a
Total	168,871	174,176	41,744 a	44,804 a	24.7 a	25.7 a	2.2 b	0.9 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Vancouver CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Vancouver CMA										
Single Detached	n/s	n/s	801 d	**	1,020 d	1,302 c	1,601 b	1,660 b	1,416 b	1,541 b
Semi detached, Row and Duplex	n/s	n/s	680 c	**	1,099 d	1,081 c	1,315 c	1,291 c	1,092 c	1,129 c
Other-Primarily Accessory Suites	n/s	n/s	810 b	**	889 c	959 c	1,406 d	1,386 d	1,002 c	**
Total	**	n/s	718 b	**	1,050 c	1,078 b	1,430 b	1,419 b	1,149 b	1,168 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Vancouver CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-10	Oct-11
Vancouver CMA		
Single Detached	21,598 a	21,990 b
Semi detached, Row and Duplex	60,764 c	59,237 d
Other-Primarily Accessory Suites	**	**
Total	99,869	101,808

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Abbotsford CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	832 d	**	1,223 b	1,223 b	1,114 b	1,151 b
Semi detached, Row and Duplex	n/s	n/s	**	**	663 d	**	984 b	922 c	800 c	702 c
Other-Primarily Accessory Suites	n/s	n/s	456 d	621 d	740 c	749 c	1,029 c	1,117 b	676 d	799 b
Total	n/s	n/s	**	**	712 c	655 c	1,109 a	1,094 b	869 b	840 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type
Abbotsford CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-10	Oct-11
Abbotsford CMA		
Single Detached	2,582 a	2,365 a
Semi detached, Row and Duplex	3,971 d	4,216 d
Other-Primarily Accessory Suites	**	1,920 d
Total	8,322	8,501

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e., Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e., one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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